



*Michael Hardy*  
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RESIDENTIAL ESTATE AGENTS

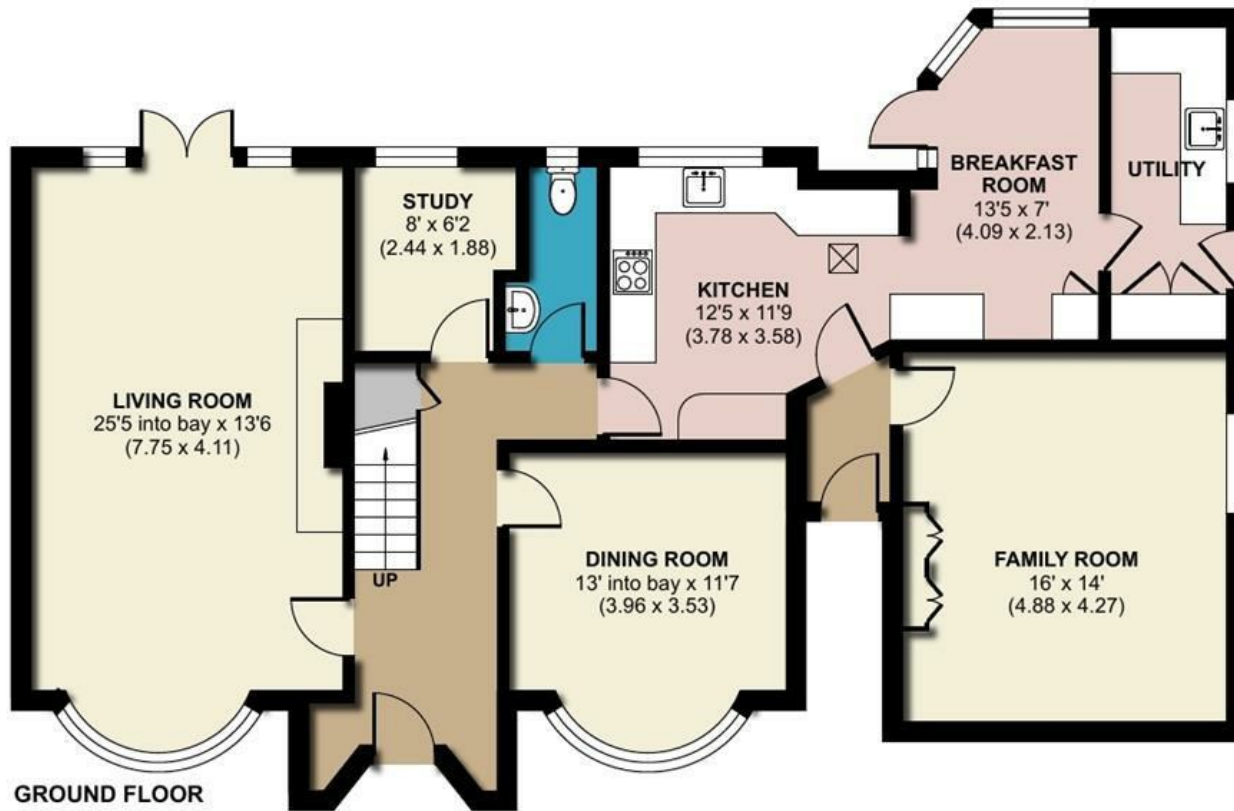
6, Priors Wood, Crowthorne, Berkshire, RG45 6BZ

£960,000  
Freehold

# Priors Wood, Crowthorne

Approximate Area = 2047 sq ft / 190.1 sq m

For identification only - Not to scale





Located in a sought after cul-de-sac and situated on an enviable plot just shy of ¼ acre, a desirable and extended four bedroom detached home. Accommodation comprises an entrance hallway, cloakroom, a dual aspect living/dining room with bay window, a family room/separate dining room, study, a modern kitchen/breakfast room with views over the garden and a separate utility. Upstairs you will find a spacious master bedroom with an ensuite and fitted wardrobes. There are three further bedrooms (two with fitted wardrobes) and a family bathroom. A notable feature of this home is the delightful south facing rear garden which backs onto the Heath Ride bridle path. The double garage is currently used as a family room although we are unsure if this conversion has building regulation approval.

- uPVC double glazed windows
- Gas radiator heating
- Plot just under ¼ acre
- Located in a quiet cul-de-sac within a short walk of Crowthorne station

#### **Situation**

Priors Wood is located along the Lower Wokingham Road approximately 1.5 miles to the west of Crowthorne village and within a short walk from Crowthorne railway station and the popular shopping parade which includes a bakery and a craft beer and coffee shop. Wokingham, Reading, Bracknell and Camberley are all within easy reach and provide convenient access to the M3 and M4 motorways. Nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College and Heathlake Park with its pleasant woodlands walks around the Heath Lake.

#### **Outside**

The front garden is mainly lawn with several established shrub bushes and borders plus driveway parking to one side, pathway to the front door and gated side access round to the rear garden. The total plot size is just under ¼ of an acre and the private, south facing garden is an exceptional feature of this home. There is a large shaped patio area with the vast remainder lawn and a number of shaped, well stocked shrub borders within the garden and a lovely wooded backdrop to the rear.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

G

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

From our Crowthorne office turn right onto Dukes Ride and at the New Wokingham Road traffic lights continue straight across and after about a mile, Crowthorne railway station will be on the left. Pass the station and at the roundabout take the third exit, heading north, into Lower Wokingham Road toward Wokingham. Priors Wood will be found as the second turning on the left with number 6 being found on the left hand side.



### Residential Sales and Lettings

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### Crowthorne Sales

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**N.B.** Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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