



**2, Bramley Court, Crowthorne,
Berkshire, RG45 6EQ**

£835,000 Freehold



A beautifully presented and well cared for four bedroom detached home, positioned in a small enclave of just four homes conveniently located within walking distance of Crowthorne train station and local amenities. Accommodation comprises an entrance hallway, study/family room, a spacious and well-appointed 30' kitchen/breakfast room, a separate dining room, and living room with patio doors to the garden. Upstairs there are four well-proportioned bedrooms, all benefitting from fitted wardrobes and the master bedroom benefiting from a lovely ensuite. There is also a family bathroom.

Bramley Court is at the end of Bramley Grove and is approached through an attractive brick pillared entrance. The front is open plan with driveway parking for up to four vehicles and the rest mainly lawn with assorted established shrubs. There is gated access to either side of the property which leads to a landscaped and well-tended garden comprising a full width patio with a few steps down to the rest which is mainly lawn with well-established mature shrub borders to most sides and a timber built garden shed. There is a double garage with light and power which incorporates a utility area.

Bramley Court is located just off the Lower Wokingham Road approximately 1.5 miles to the west of Crowthorne village and Crowthorne railway station with a short drive further to Reading, Bracknell and Camberley providing easy access to the M3 and M4 motorways. Good local schools at all levels (subject to catchment areas). Also nearby are many noteworthy landmarks/beauty spots which include the National Trust 'Ridges', Wellington College, Heathlake Park with its' pleasant woodlands walks around the Heath Lake, the Devils Highway walkway and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike

- Select courtyard of four executive homes
- Three reception rooms
- Well-tended rear garden
- Stunning 30' kitchen/breakfast room
- Fitted wardrobes to all bedrooms
- Ample drive and double garage





MATERIAL INFORMATION

Part A

Council Tax Band: G

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Part B

Property construction – Standard form

Services:

Gas – Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas central heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed 0.8 Mbps

Superfast - (FTTC) - Highest available download speed: 35 Mbps - Highest available upload speed 7 Mbps

Ultrafast - Not Available

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

The seller has informed us there is a covenant stating caravans are not allowed to be kept on the property's driveway.

Flooding - We understand the flood risk summary for the area around the property is considered Medium risk) and for surface water flooding and it is considered Very low risk from rivers and see. For further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning - Application number :F/2006/9379 - Approved plans for a proposed erection of a two storey side extension, plus a single storey rear extension to dwelling. The vendor has informed us as work has commenced but not complete, the permission has not lapsed.

Digital records on Wokingham Borough Council planning department are from 1998 to the present day. Any planning documents prior to this date are kept on Microfiche at Wokingham Borough Council offices. <https://planapp.bracknell-forest.gov.uk/online-applications/>

Parking - There is driveway parking available at the property for approximately four vehicles.



Bramley Court, Crowthorne

Approximate Area = 1928 sq ft / 179.1 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1130573

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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