



2, Bramley Court
Crowthorne
Berkshire, RG45 6EQ

OIEO £760,000 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.

- 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

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

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





Bramley Court, Crowthorne

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

For identification only - Not to scale



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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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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