



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

£850,000 Freehold



Offered to the market with no onward chain, a delightful family home located in the highly desirable Priors Wood. With an enviable position, backing onto a wooded copse, the clean and tidy accommodation comprises as follows; a spacious entrance hallway, cloakroom, study, a dual aspect living room with bay window, patio doors to the garden and a wood burner. There is a fitted kitchen breakfast room with a separate utility and a separate dining room. Upstairs you will find a sizeable master bedroom with fitted wardrobes and an ensuite shower room, three further generous sized bedrooms and a family bathroom.

The front is mainly laid to lawn with flower beds under the window and a block paved driveway leading to the double garage with up and over electric door and courtesy door to the property. The well-tended and secluded rear garden backs on to a small bridle path which leads to the National Trust woodland. There is a patio with the remainder mainly laid to lawn.

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.

- Vacant possession
- Potential to extend (STPP)
- uPVC double glazed windows
- Backing onto a wooded copse
- Four well-proportioned bedrooms
- Double garage with electric door and block paved drive





MATERIAL INFORMATION

Part A

Council Tax Band: G

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Warm air heating system and a Wood burner

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: 50 Mbps -

Highest available upload speed: 9 Mbps

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps -

Highest available upload speed: 1000 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site

<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 owner has advised the property was underpinned in the 1970's. We await paperwork for further details.

Flooding

We understand the flood risk summary for the area around the property is considered low risk and for surface water flooding and very low risk from rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is private driveway parking available at the property



Priors Wood, Crowthorne

Approximate Area = 2036 sq ft / 189.1 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: 1152733

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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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