



21, Kingsbridge Cottages, Nine Mile Ride  
Wokingham  
Berkshire, RG40 3LY

**£525,000 Freehold**



Offered to the market with no onward chain, an extended family home situated on a sizeable plot backing onto woodland. The versatile accommodation comprises an entrance hallway, cloakroom, family room which is open plan to a living room, a fitted kitchen, utility room and a 15' x 12' conservatory. Upstairs you will find a spacious master bedroom with ensuite shower room, two further double bedrooms, a single bedroom/office and a family bathroom. One of the notable features of the property is the c 85' rear garden which backs onto the Gorrick Plantation woodland. Further features include an extra width garage and ample driveway parking.

The front is enclosed by a low level brick wall with driveway parking leading to the extra width garage which benefits from light and power. The remainder of the frontage is laid to gravel. Side access opens to the rear garden which measures approximately 85' in length, being fully panel fence enclosed with patio and the remainder laid to lawn and two timber-built sheds. The property backs onto the Gorrick Plantation which provides a delightful wooded backdrop.

Kingsbridge Cottages are situated approximately 1.5 miles to the north west of Crowthorne providing easy access to both Wokingham and Crowthorne centres, mainline railway stations and M3/M4 motorways. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', the Gorrick Plantation, 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.

- C.1,800 sq. Ft. of extended accommodation
- Double glazing and gas radiator heating
- Driveway parking and garage
- Non estate setting
- Spacious conservatory
- Wooded backdrop





## MATERIAL INFORMATION

### Part A

Council Tax Band: C (Subject to potential change)  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: D

### Part B

Property construction – Standard form

#### Services:

Gas - Mains  
 Water – Mains  
 Drainage – Mains  
 Electricity - Mains  
 Heating - Gas Central Heating / Open fire \* vendor has advised they have never used the fireplace\*

#### Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 19 Mbps  
 – Highest available upload speed: 1 Mbps  
 Ultrafast - (FTTP) - Highest available download speed: 1,000 Mbps - Highest available upload speed 1,000 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>

#### Parking

There is driveway parking and a garage at the property

#### 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.

#### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Low for surface water flooding and Very low for rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

#### Planning

PLAN REF CLE/2010/0303 - Planning Application ID 100907 - Proposal Retrospective application for single storey rear extension to form conservatory with enlargement of existing garage, plus single storey front with canopy and first floor rear extensions to dwelling. Wokingham Borough Council offices. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>



# Nine Mile Ride, Wokingham

Approximate Area = 1803 sq ft / 167.5 sq m (includes attached garage)

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Total = 1813 sq ft / 168.4 sq m

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: 1166948

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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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