



21, New Wokingham Road
Crowthorne
Berkshire, RG45 6JG

£610,000 Freehold



Offered to the market in immaculate order and with a closed chain above, a delightful period home which has been extended by the current owners to provide accommodation over three floors. The refurbished and extended accommodation comprises an entrance porch, living room with boxed bay window, a stunning open plan contemporary kitchen with Siemens appliances, a Quooker hot tap, quartz work surfaces and a central island breakfast bar which leads to the dining/family area with patio doors to the garden, and a further door opening to the cloakroom/utility room. The staircase with a bespoke drawer storage system leads to the first floor where you will find a well proportioned master bedroom with twin double wardrobes and a beautiful ensuite fully tiled wet room. In addition there is a further bedroom with fitted cupboards and a stunning refitted bathroom. The second staircase leads to the 16'x12' loft room which makes a beautiful guest bedroom with custom made fitted wardrobes.

- Extended character home
- Master bedroom with high quality ensuite
- Generous sized garden & bar
- Stunning high spec kitchen with Siemens appliances
- Beautiful refitted family bathroom
- Driveway parking

Outside to the front of the property is driveway parking for two vehicles, a side gate opens to a paved path which leads to a sizeable patio at the rear of the dining room. The west facing rear garden measures approximately 100 ft in length being mainly laid to lawn. To the rear of the garden is a wooden outbuilding with light and power with small patio area and a wooden built bar.

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

Council Tax Band: E
Local Authority: Bracknell Forest Council
Energy Performance Rating: D





Denotes restricted
head height

New Wokingham Road, Crowthorne

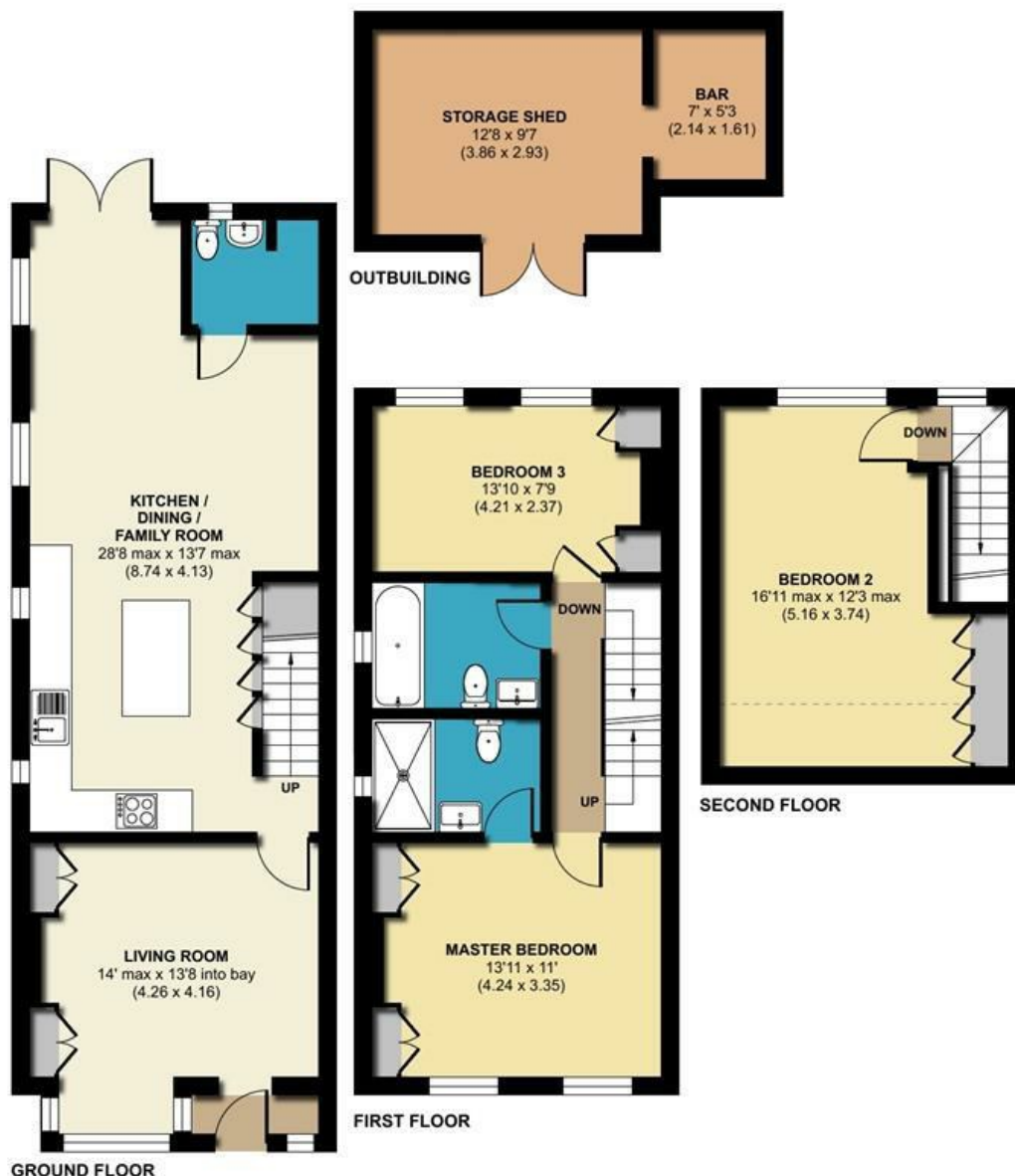
Approximate Area = 1197 sq ft / 111.2 sq m

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Outbuilding = 162 sq ft / 15 sq m

Total = 1393 sq ft / 129.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1272492

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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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