



**Paddock View, Honey Hill
Wokingham
Berkshire, RG40 3BB**

OIEO £700,000 Freehold



Offered to the market with no onward chain, a delightful fully refurbished and extended detached chalet home in the highly sought after road 'Honey Hill'. If you are looking for an immaculate home in a semi-rural setting, then this is the home for you. Accommodation comprises a spacious open plan living/dining room, a 17' brand new kitchen with access to the garden room/greenhouse, a ground floor master bedroom with a lovely ensuite shower room and there is a separate stylish family bathroom. Upstairs there are three well proportioned bedrooms with bedroom two having the potential to add an ensuite or walk in dressing room.

- Desirable semi-rural location
- 17' Kitchen/breakfast room
- Gravel drive with five bar gate
- Fully refurbished and extended
- Four bedrooms & two bathrooms
- Brand new water treatment plant for sewerage and waste

Outside, the wooden five bar gate opens to the ample gravel driveway. Side access leads to the rear garden which is fully enclosed by brand new panel fencing with concrete posts and bases. There is a recently seeded lawn and a patio and gravel area providing a space for entertaining. The garden offers a high degree of seclusion. There is also planning application for a two storey rear extension number: 250817

Honey Hill is a desirable country lane between the village of Crowthorne and the historic market town of Wokingham. The location is ideally situated for the commuter with easy access to both Crowthorne and Wokingham train stations and the A329(M) and M4 motorways. There are a wealth of walks on your doorstep to include Bramshill Forest and the Heath Lake Nature Reserve. The welcoming Crooked Billet public house is located towards the end of Honey Hill, with a further choice of eateries in both Crowthorne and Wokingham. The prestigious East Berkshire golf course is also within easy reach. There are a wealth of schools within the vicinity to include both Holme Grange and the prestigious Wellington College.

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

New sewerage treatment plant connected to the property. Emptied every 3 years around £280.00 per time, our seller has advised due to this, the water bills do not include a sewage charge. . NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Floorplan

Denotes restricted head height

Honey Hill, Wokingham

Approximate Area = 1094 sq ft / 101.6 sq m

Limited Use Area(s) = 275 sq ft / 25.5 sq m

Total = 1369 sq ft / 127.1 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). © nichecom 2025. Produced for Michael Hardy. REF: 1374791

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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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