



10, Salamanca  
Crowthorne  
Berkshire, RG45 6AP

**£900,000 Freehold**





Offered to the market in immaculate order, a desirable and extended five bedroom family home offering over 2,600 sq. ft. of accommodation (including the double garage), located in a pleasant cul-de-sac within easy reach of Crowthorne train station. The versatile and spacious accommodation comprises an entrance hallway, cloakroom, playroom/study, 29' dual aspect living room, a separate dining room, stunning high specification kitchen with central island, quartz work surfaces, multiple ovens and wine chiller. There is a separate utility and a convenient ground floor bedroom with a beautiful ensuite shower room. Upstairs you will find a 14' x 11' master bedroom with walk in wardrobe and ensuite shower room, three further bedrooms and a well presented family bathroom.

- 2,670 sq. ft of accommodation including the double garage
- Stunning high specification kitchen/breakfast room
- Three reception rooms and ground floor bathroom
- Cul-de-sac location
- Two ensembles and family bathroom
- Double garage and ample driveway parking

To the front is an extensive block paved driveway providing parking for numerous vehicles and leading to the double width garage with light, power and rear courtesy door. The secluded and spacious rear garden is fully panel fence enclosed with a generous sized patio making an ideal entertainment space. The remainder of the garden is laid to lawn with mature tree and shrub borders.

Salamanca is a small cul-de-sac just off Wellesley Drive which is a no through road located approximately 1.5 miles to the west of Crowthorne village and not far from Crowthorne railway station. Nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', the Devils Highway walkway and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

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







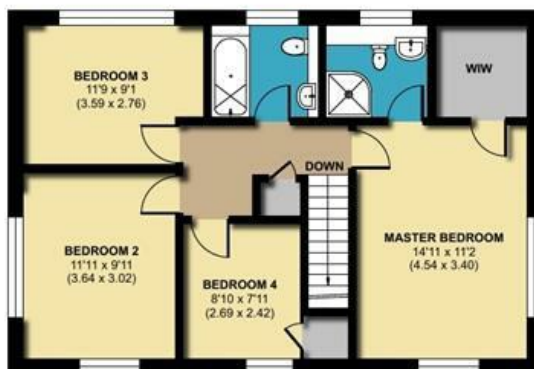
## Salamanca, Crowthorne

Approximate Area = 2371 sq ft / 220.2 sq m

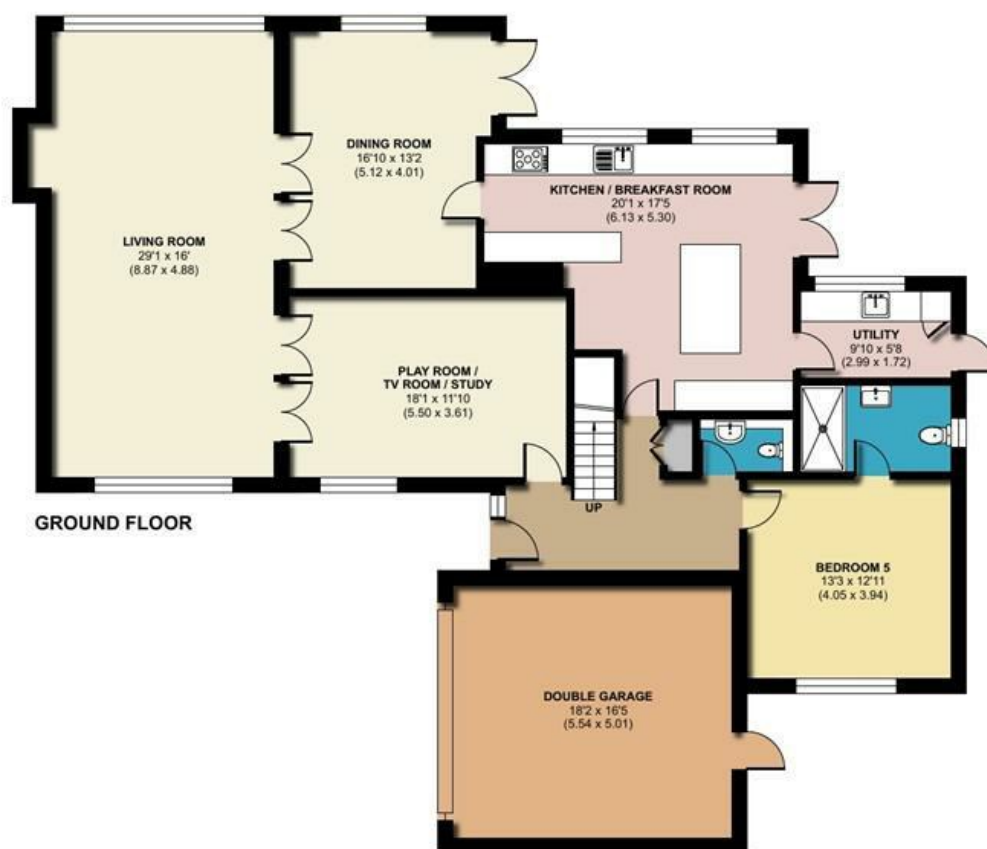
Garage = 299 sq ft / 27.7 sq m

Total = 2670 sq ft / 247.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1401528

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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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