



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 ensuites 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





Floorplan

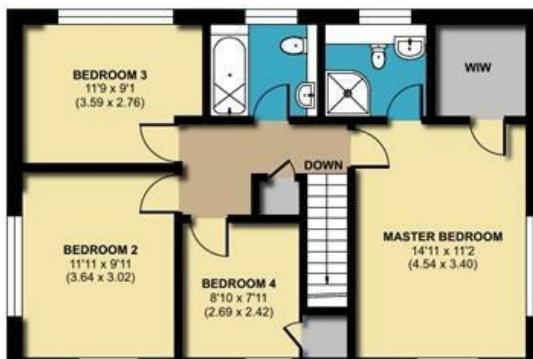
Salamanca, Crowthorne

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



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

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

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

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk