



Alcot Close | | Crowthorne | RG45 7NE

£800,000

Freehold

Waterfords W
Residential Sales & Lettings

Alcot Close | Crowthorne | RG45 7NE £800,000

A spacious four-bedroom detached home in a popular location, featuring four reception rooms, a double garage, an en suite, and a downstairs cloakroom.

- Four bedroom detached family home
- Quiet popular cu de sac near the village centre
- Lounge with separate dining room
- Spacious entrance hall with study and cloakroom
- 21ft kitchen/breakfast room with separate utility room
- En-suite shower room and separate family bathroom
- Integral double width garage with driveway
- Attractive well maintained gardens

Location

Alcot Close is a sought-after location just a short walk from Crowthorne High Street, offering a variety of shops, cafés, and amenities. Well-regarded schools, including Edgbarrow and Wellington College, are nearby (subject to catchment).

Crowthorne combines countryside charm with modern convenience. Surrounded by natural beauty like Heath Lake, Wildmoor Heath, and Crowthorne Woods, it's perfect for outdoor lovers. The village boasts a strong community feel, family-friendly atmosphere, and excellent transport links to Reading, Guildford, and London via train and the M3/M4.

With great schools, local services, and a peaceful setting, Crowthorne offers an ideal balance of rural and connected living.

Description



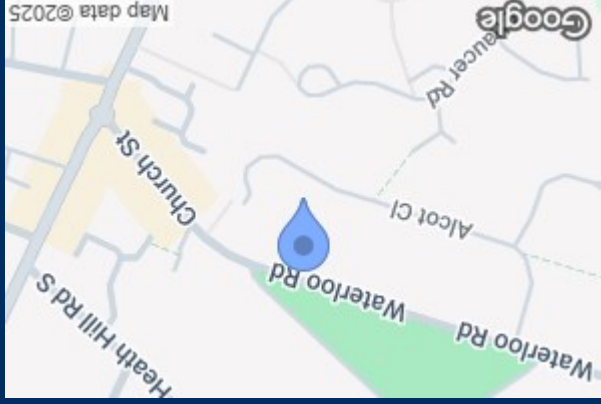


Situated just a short walk from Crowthorne village High Street and Edgbarrow Secondary School, this well-presented detached four-bedroom family home offers generous and versatile living space.

The ground floor features a spacious entrance hall with a cloakroom and study, a comfortable lounge, a separate dining room, and a 21ft kitchen/breakfast room with a separate utility room—both enjoying views over the rear garden.

Upstairs, there are four well-proportioned bedrooms and two bathrooms, providing ample space for family living.

Outside, the front of the property offers a driveway with off-street parking leading to an integral double-width garage with an electric up-and-over door. The rear garden is beautifully maintained, with two patio areas and a lawn surrounded by mature trees and shrub borders, offering a peaceful and private outdoor space.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs A (81-91) B (69-80) C (55-68) D (45-54) E (39-54) F (21-38) G (1-20)	
71	78
EU Directive 2002/91/EC Not energy efficient - higher running costs	

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential).
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