



M Hardy

MICHAEL HARDY
Estate Agents

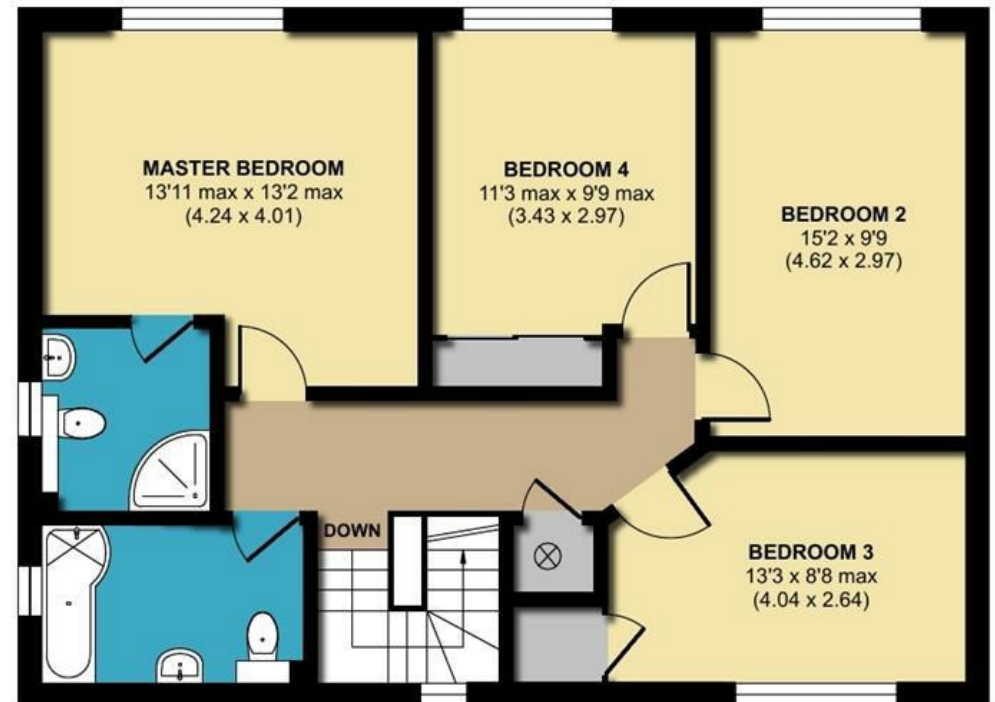
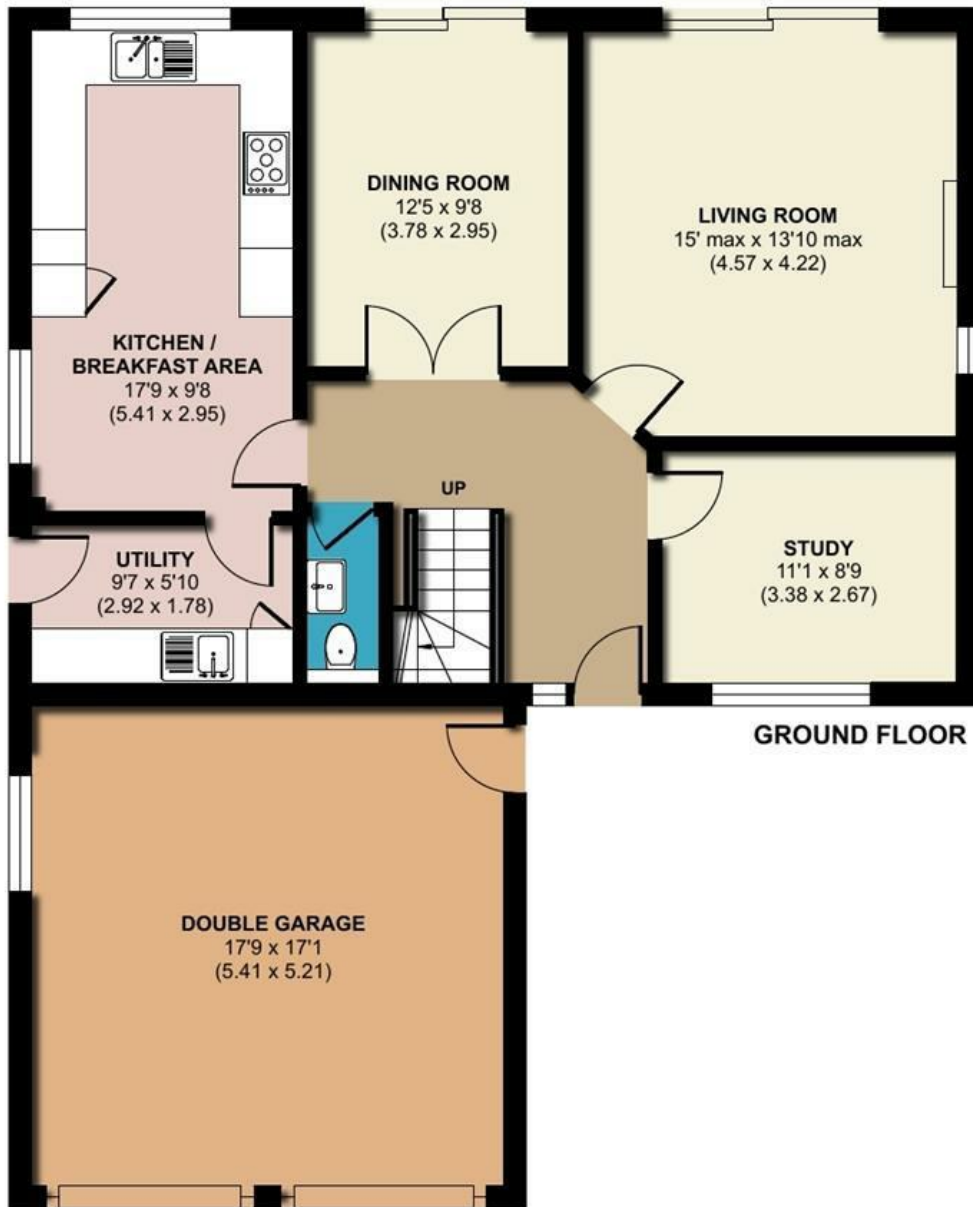
47, Robin Hood Lane, Winnersh, Berkshire, RG41 5ND

£875,000
Freehold

Robin Hood Lane, Winnersh, Wokingham

Approximate Area = 1955 sq ft / 181.6 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Michael Hardy. REF: 868151



This stunning four bedroom detached family home is set in a desirable non estate location close to Winnersh train station, local schools and shops. The well presented accommodation comprises entrance hall, living room, dining room both with with sliding patio doors leading to the rear garden, re fitted kitchen/breakfast room with adjoining utility room and study. There are four generous first floor bedrooms including master suite and a family bathroom. Outside there is an adjoining double garage and a well stocked rear garden with ample driveway parking at the front.

- Spacious living room overlooking rear garden
- Smartly fitted kitchen/breakfast room
- Double garage with storage
- Well stocked, private rear garden
- Easy walk to Winnersh train station
- Over 1950 Sq Ft of accommodation

Situation
 Robinhood Lane is a desirable location comprising individual homes offering an attractive mix of 3, 4 and 5 bedroom detached houses. There are a number of local schools and a large supermarket nearby and Winnersh train station. Dinton Pastures country park is also a short walk comprising 335 acres and interspersed by footpaths and trails.

Outside
 The private well maintained rear garden is enclosed by wooden fencing and laid mainly to lawn with well stocked borders. There is an area of Indian sandstone patio at the rear of the house with a shingled path that wraps around to the side garden where there is a new large garden shed and gated side access leading to the front driveway which provides parking for several larger vehicles and a double garage with storage.

Energy Performance Rating
 C

Council Tax Band
 G

Local Authority
 Wokingham Borough Council

Directions
 Leave Wokingham in a westerly direction through Shute End onto the Reading Road. Proceed over the Woosehill roundabout and continue until reaching the main traffic lights at Winnersh crossroads. Turn right into Robin Hood Lane, where the property will be found on the left past Forest School.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 17542508 | Folio: A4360 | 28th April 2023



 /michaelhardestateagent

 @MichaelHardy_

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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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