



**Cottenham, 15, Sturges Road  
Wokingham  
Berkshire, RG40 2HG**

**OIEO £900,000 Freehold**



Offered to the market with no onward chain, a detached character family home built c.1910 situated on a plot approaching a fifth of an acre and located c.300 metres from Wokingham Market Place in one of the town's most sought after roads. Accommodation comprises entrance hallway, cloakroom, three good size reception rooms, kitchen with pantry and utility. The first floor comprises four bedrooms, a bathroom and a separate w.c. The mature rear garden is very secluded and of a south westerly aspect with a single garage to the side and driveway parking for several vehicles.

- In need of updating; exciting potential.
- Many original features have been retained.
- Mature south westerly aspect plot.
- Sought after town centre location.





## Situation

The house is located halfway along Sturges Road and therefore only a c.5-minute walk to the old and redeveloped parts of the town centre, a c.5-minute drive /15-minute walk to the station and c.430 metres from Langborough Recreation Ground which leads to rural walks. The area is ideal for families, with wide residential roads and various primary and secondary schools nearby.

## Outside

The front is open plan with hardstanding parking for at least two vehicles with a single garage at the side. Gated side access leads to a secluded south westerly aspect rear garden which is mainly laid to lawn with an array of well stocked shrub borders.

## Energy Performance Rating

E

## Council Tax Band

G

## Local Authority

Wokingham Borough Council

## Directions

On foot. Leave Wokingham Market Place in an easterly direction and turn right into Luckley Path (next to the Subway eatery) and this road becomes Sturges Road where the property will be found on the right. By car. Leave Wokingham Peach Street into Easthampstead Road and after 150 metres turn right into Denton Road. At the T junction turn left into Sturges Road where the property will be found on the right.



## Sturges Road, Wokingham

Approximate Area = 1775 sq ft / 164.9 sq m (includes attached garage)

Store = 10 sq ft / 0.9 sq m

Total = 1785 sq ft / 165.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Michael Hardy. REF: 989292

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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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