



*Michael Hardy*  
MICHAEL HARDY  
RESIDENTIAL ESTATE AGENTS

Rose Cottage, Limmerhill Road, Wokingham, Berkshire, RG41 4BU

£875,000  
Freehold



# Limmerhill Road, Wokingham

Approximate Area = 2493 sq ft / 231.6 sq m (includes detached garage)

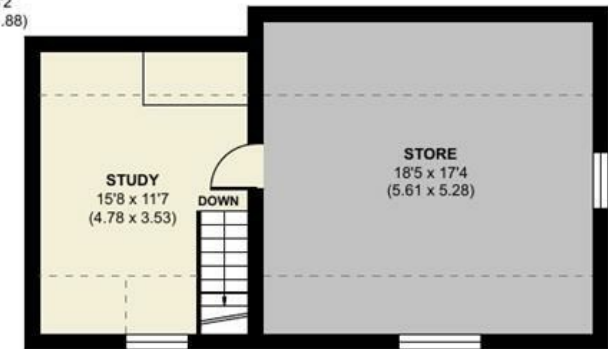
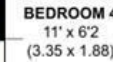
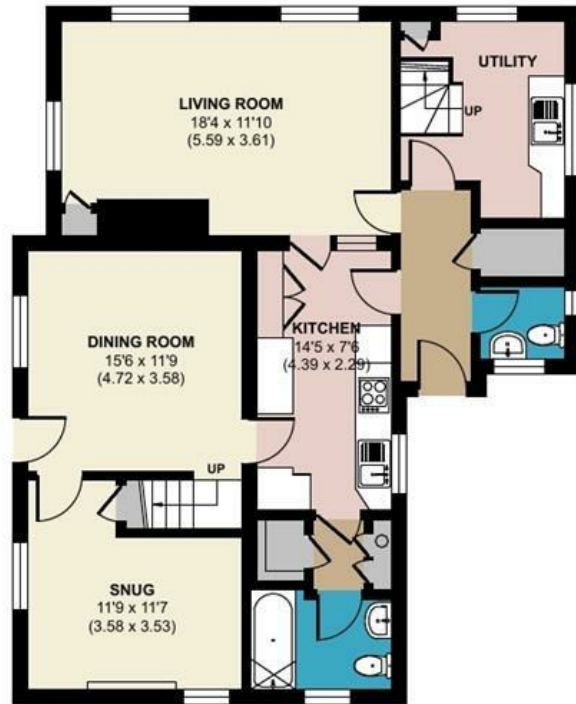
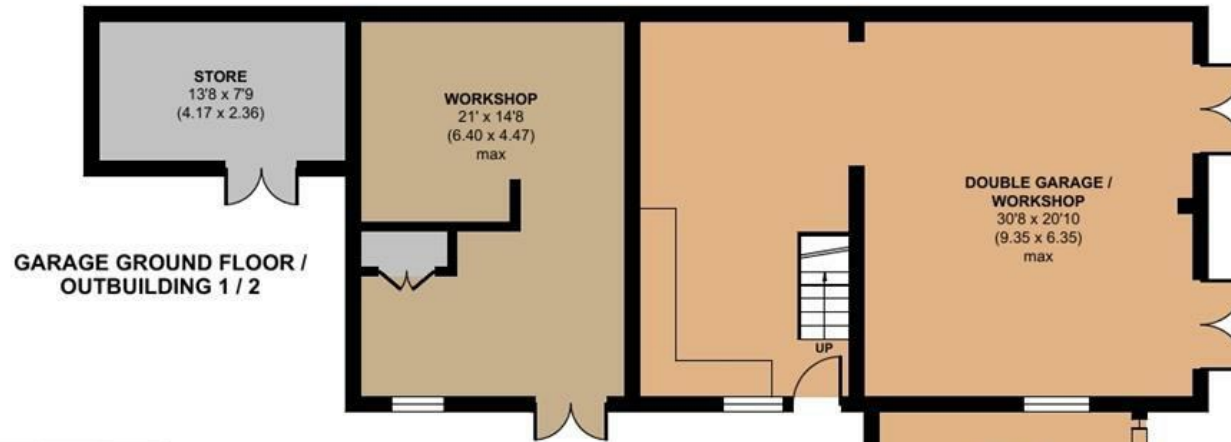
Limited Use Area(s) = 367 sq ft / 34 sq m

Outbuildings = 412 sq ft / 38.2 sq m

Total = 3272 sq ft / 303.9 sq m

For identification only - Not to scale

Denotes restricted head height





This rarely available detached cottage built in the 16th century has been in the family since 1980. The property has plenty of history which shows throughout the property. The property comprises entrance hall, cloakroom, utility room, kitchen, living room, dining room, snug and bathroom. To the first floor there are four bedrooms with fantastic views and a family bathroom. There is also a detached double garage with a workshop and store to the rear and a study and storage above. The property sits on a c.0.60 acre plot and has potential to extend subject to planning permission.

- Plot approaching c.0.60 of an acre set down a private road
- No onward chain
- Character features
- Double garage and driveway parking
- Quiet location

### Situation

Rose cottage is at the top of a private road on the edge of Wokingham and Barkham and is close to Wokingham town centre and train station. There are pleasant countryside walks off nearby Limmer Hill Road.

### Outside

The property sits fairly central on a c.60 acre plot and has amazing views from all around the property. The main garden is laid to lawn and enclosed by mature hedging and shrubs giving a high degree of privacy. There is a double garage with two workshops with storage above. There is potential for an annex conversion.

### Energy Performance Rating

E

### Council Tax Band

F

### Local Authority

Wokingham Borough Council

### Directions

Leave Wokingham on the Barkham Road, after approximately one mile take the turning right into Limmerhill Road just before The Leather Bottle public house. Follow the lane along where the entrance to Rose Cottage will be found towards the end of the road on the right. There is a for sale board.





### Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

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### Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

[crowthorne@michael-hardy.co.uk](mailto:crowthorne@michael-hardy.co.uk)

Ref: 17599737 | Folio: A4388 | 16th June 2023

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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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