



MH Hardy
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COMMERCIAL ESTATE AGENTS

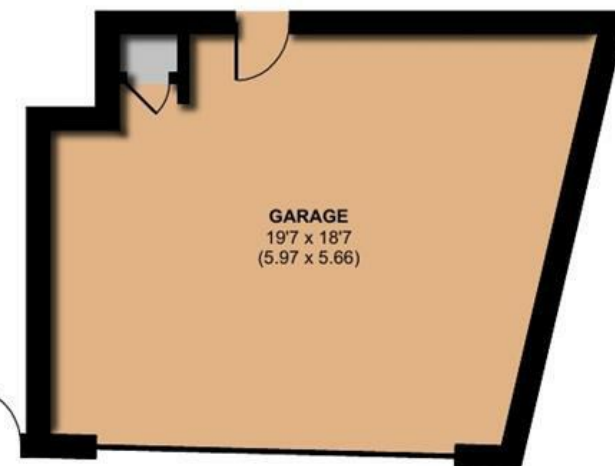
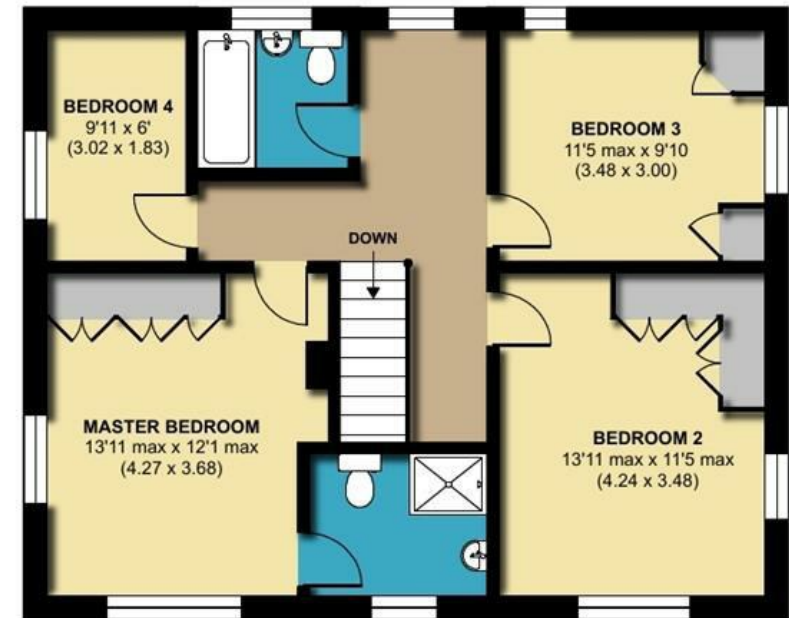
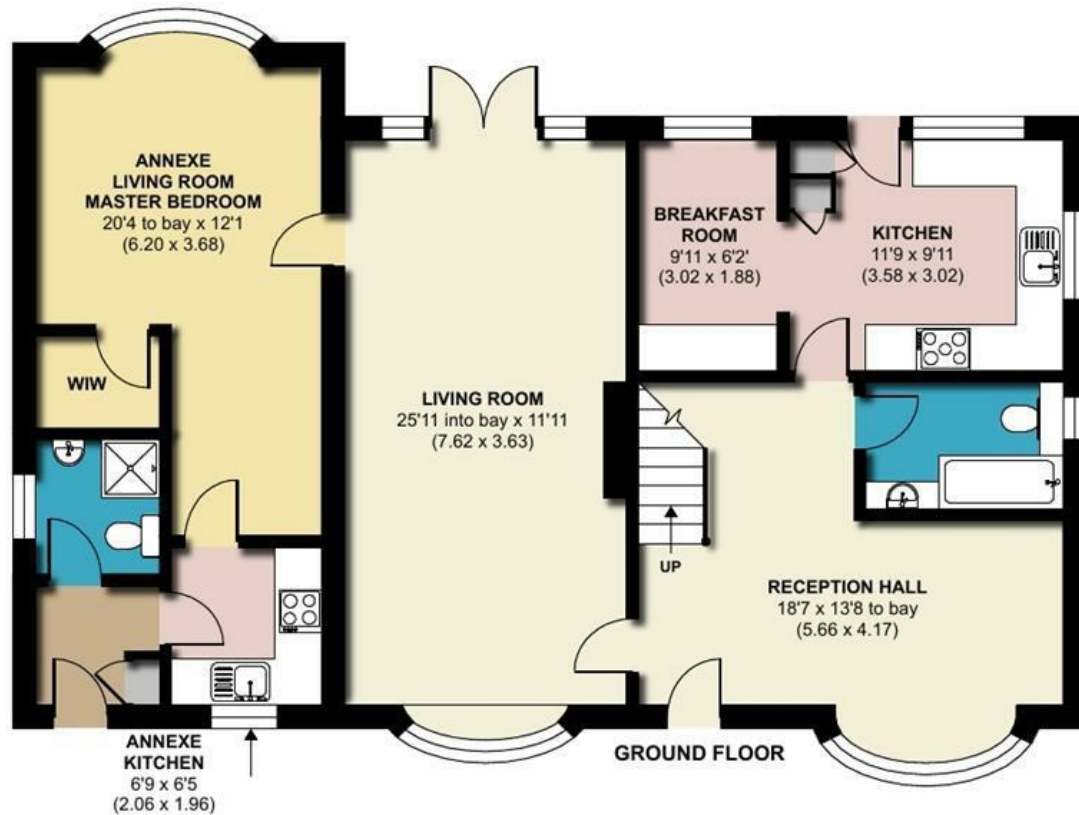
Danebury House, Old Forest Road, Winnersh, Berkshire, RG41 1HY

OIEO £875,000
Freehold

Old Forest Road, Winnersh

Approximate Area = 2286 sq ft / 212.3 sq m (Includes Annexe / Detached Garage)

For identification only - Not to scale





This spacious four bedroom detached family home is set behind gates in a desirable non estate location in Emmbrook close to local shops and Lowther Park. The versatile accommodation comprises spacious reception hall, dual aspect living room, kitchen/breakfast room overlooking the rear garden, cloakroom and living room/annexe with kitchenette and shower room. There are four first floor bedrooms including a master bedroom with en suite shower room and family bathroom. Outside there is a large garage and well stocked rear garden with driveway parking for several vehicles.

- Impressive family home
- Spacious living room
- Adjoining ground floor annexe
- Private rear garden
- Tree lined setting
- Desirable location

Situation

Old Forest Road is set to the west of Wokingham town centre yet within easy walking distance of local schools, shops and two local public houses. To the north is the parkland that surrounds Emmbrook, there is a local cricket ground on Lowther Road. The A329(M)/M4 can be reached either through Winnersh or from the east of town; Wokingham also has a mainline station (Waterloo).

Outside

The private west facing rear garden is laid mainly to lawn, enclosed by mature trees and hedge borders. There is a patio across part of the rear with doors into the rear of the large garage with gated side access leading to the front driveway which provides parking for numerous vehicles. The front garden is laid partly to lawn with mature shrub borders and trees along the front boundary set behind iron gates.

Energy Performance Rating

C

Council Tax Band

G (Subject to Change)

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road and over the Woosehill roundabout. Continue for approximately 1 mile and turn into Old Forest Road over the hump back bridge where the property will be found on the left.



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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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