



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

Harp Farm, Forest Road, Wokingham, Berkshire, RG40 5QY

OIEO £1,000,000
Freehold

Forest Road, Wokingham

Approximate Area = 2430 sq ft / 225.7 sq m (excludes detached garage)

Limited Use Area(s) = 45 sq ft / 4.2 sq m

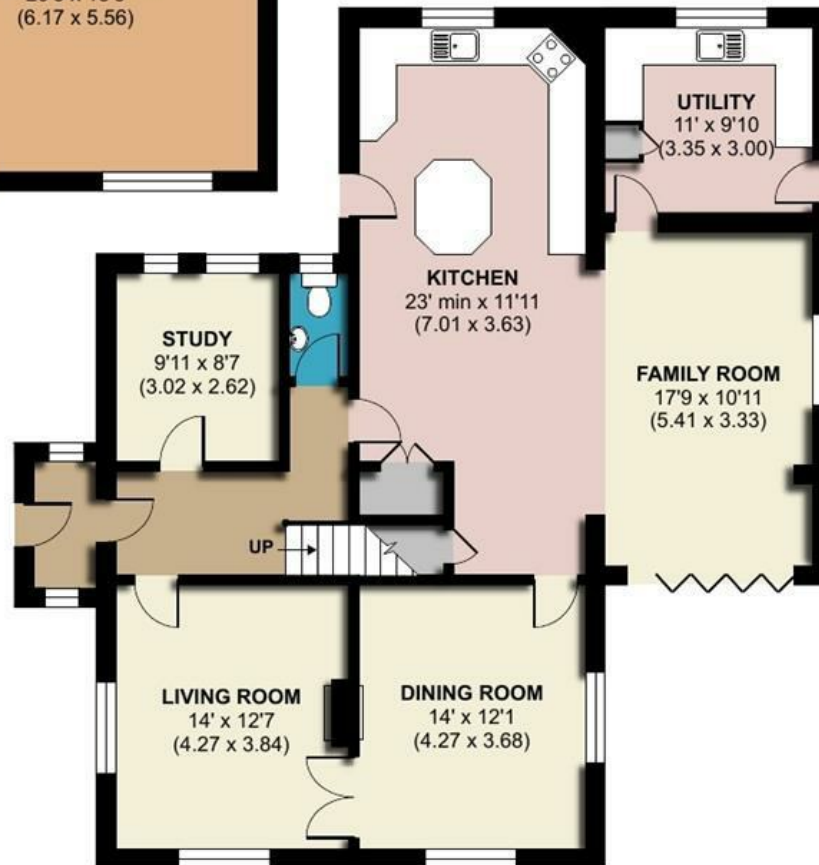
Outbuilding = 120 sq ft / 11.1 sq m

Total = 2595 sq ft / 241.1 sq m

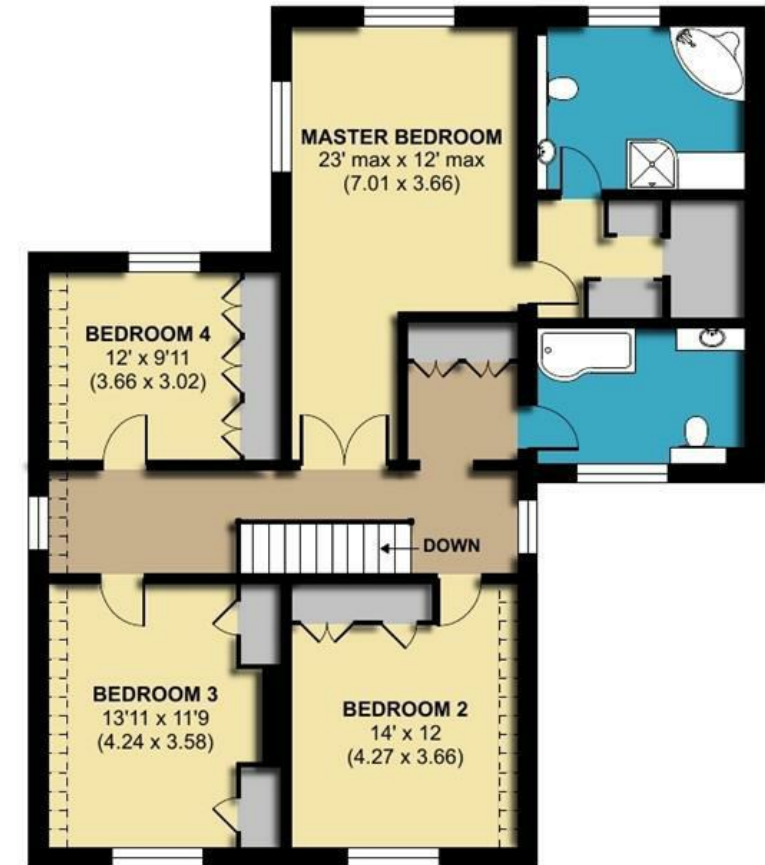
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



This stunning four bedroom detached family home originally dates back to c.1841 and offers many original character features. It is set on a generous semi rural plot and is close to both Wokingham and Twyford centres. The versatile ground floor accommodation comprises entrance hall, kitchen with open plan family room with bi folding doors leading onto decking, utility room, dining room, living room with open fireplace and study. On the first floor there are four double bedrooms including a master suite with dressing area and ensuite facilities, and a family bathroom. There are well stocked gardens and a double garage at the rear of the property.

- Over 2,400 Sq Ft of accommodation
- Four double bedrooms
- Master suite with ensuite and dressing area
- Double Garage and parking for multiple cars
- GigaClear Fibre superfast 300M
- Set on a third of an acre plot

Situation

Forest Road is located approximately 1.75 miles to the north east of Wokingham and runs from Wokingham to Binfield. Harp Farm is ideally situated for the commuter, with convenient access to the motorway network at the nearby Coppid Beech roundabout, and to mainline stations at Wokingham and Twyford, which offer fast links into Reading and London, including the newly opened Elizabeth Line.

Outside

Harp Farm is set in the middle of a private third of an acre plot and is laid mainly to lawn with shrub borders and a path leading from an electric entry gate to the entrance porch. The garden follows the sun with a south-east facing timber decking with pergola and a west facing patio at the side. The wrap-around garden is enclosed by wooden fencing with mature hedge borders and there is a detached double garage with adjoining workshop and a wooden shed at the rear. The garage is approached via a driveway on the left side of the property where there is hard standing for numerous vehicles and an EV pod point.

Energy Performance Rating

D

Council Tax Band

G

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham through Rectory Road, Keep left at the bottom of the hill into Wiltshire Road and continue right becoming Warren House Road and left at the roundabout proceeding over the A329(M). At The Warren public house roundabout turn left onto Forest Road and continue for just over half of a mile where the property will be found on the right hand side.



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Ref: 17857605 | Folio: A4494 | 19th December 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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