



*Michael Hardy*  
MICHAEL HARDY  
NEW CENTRAL ESTATE AGENTS

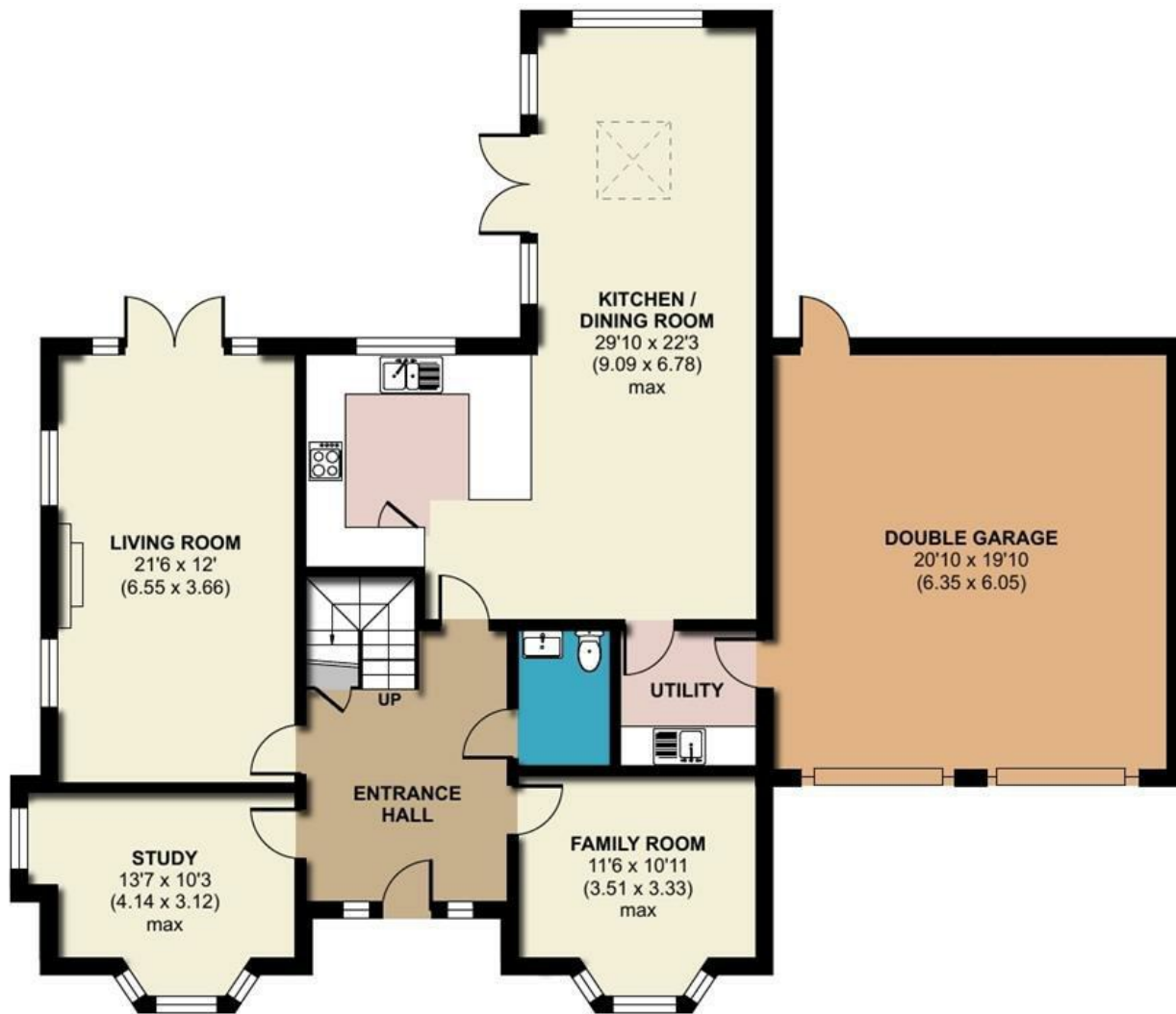
4, Dowles Barn Close, Barkham, Berkshire, RG41 4ET

£1,150,000  
Freehold

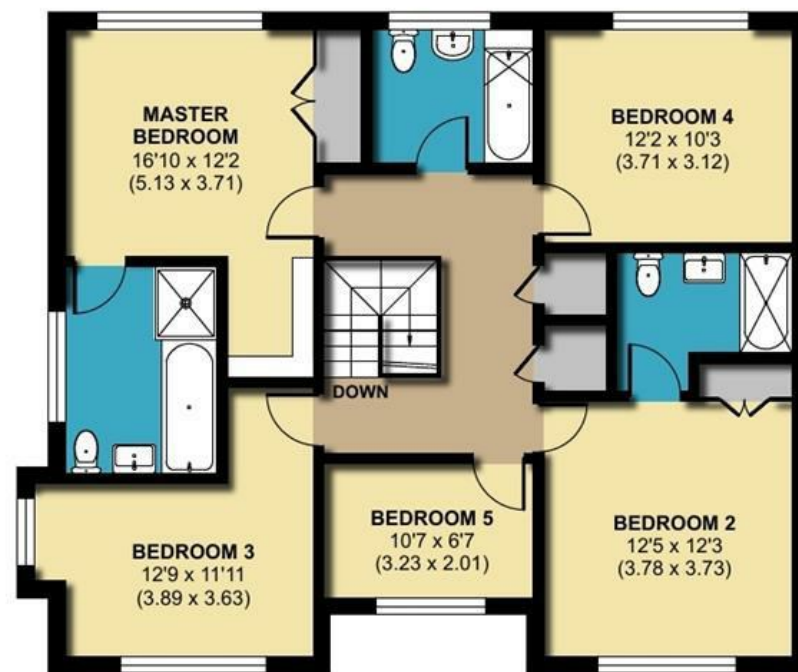
# Dowles Barn Close, Barkham, Wokingham

Approximate Area = 2699 sq ft / 250.7 sq m (includes attached double garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This smartly presented five bedroom detached family home is set on a corner plot, situated in a highly desirable cul de sac comprising executive style detached houses. The spacious accommodation comprising impressive L-shaped kitchen/breakfast room, living room with French doors leading to the well stocked rear garden, dining room study and cloakroom. There are five first floor bedrooms, two of which offer en suite facilities. Outside there is ample driveway parking and a double garage.

- Impressive dual aspect living room with fireplace
- Stunning L shaped kitchen/dining room
- Master bedroom with en suite and dressing room
- Private well stocked rear garden
- Over c.2600 sq ft of space

#### Situation

Dowles Barn Close is a highly desirable cul de sac of executive homes built by Cala Homes in 2016, situated off the Barkham Road within approximately 25 minutes walking distance of Wokingham town and the train station (the Waterloo line). In addition, commuter links are excellent with the A329(M)/M4 accessed from the east of town. There is also access to Camberley via Arborfield and the A327. The Bull public house and a local store are a few minutes away.

#### Outside

The private rear garden is enclosed and laid mainly to lawn with well stocked colorful shrub and plant borders enclosing the garden with an area of patio across part of the rear of the house with feature wall lights. There is also a gated side access leading to the front and a door from the garden leading into rear of the double garage that adjoins the house. There is a block paved driveway which provides parking for two large vehicles and well stocked borders that arcs round the front of the house which is set on a corner plot. There is an annual management charge c.£524.00. for the period 01 Jan 2023 to 31st Dec 2023. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

#### Energy Performance Rating

B

#### Council Tax Band

D

#### Local Authority

Wokingham Borough Council

#### Directions

Leave Wokingham on the Barkham Road after approximately 1.4 miles past Doles Lane, Dowles Barn Close will be found on the left the property will be found on the left.



## Residential Sales and Lettings

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Ref: 17908803 | Folio: A8531 | 11th March 2024

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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