



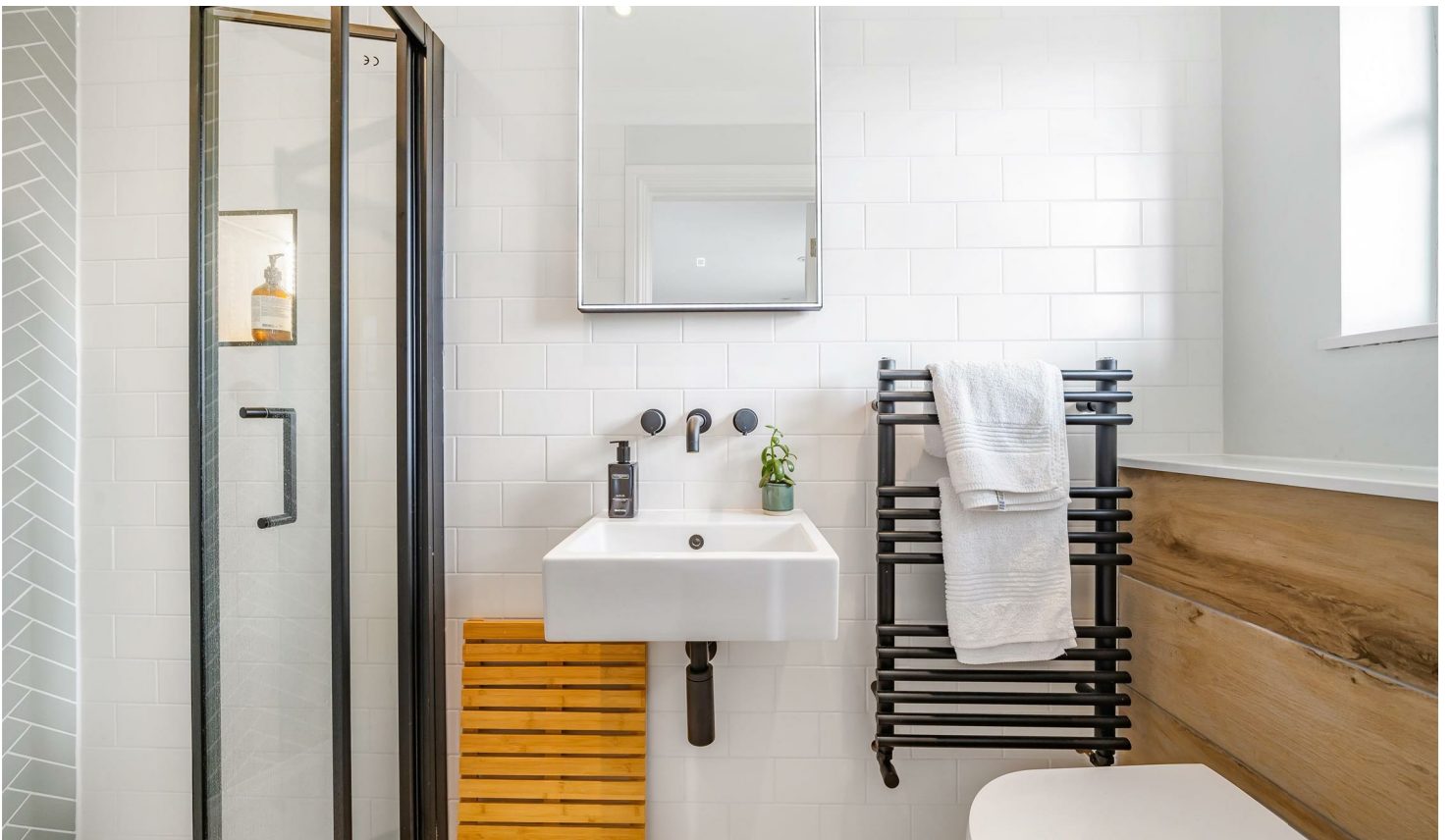
**Primrose Cottage, Bearwood Road, Sindlesham,  
Berkshire, RG41 5BT**

**£475,000 Freehold**



This stunning two bedroom cottage is set in a desirable non estate location which is close to parkland and Nirvana Spa. The accommodation comprises living room and adjoining orangery with French doors leading to the rear garden, kitchen, cloakroom and two double bedrooms, each with en suite facilities. The well maintained rear garden is east facing with a carport at the rear offering allocated parking.

- Immaculate presentation
- Two double bedrooms
- Smart orangery overlooking garden
- Spacious living room
- Cloakroom
- Carport for two vehicles in tandem





## Situation

Primrose Cottage was built by the renowned local developer Luff Homes to a high specification with great attention paid to both materials used and the surrounding landscaping. There is a local pub just a few minutes walk away; it is also well placed for M4/A329(M) access. Winnersh train station and Sainsbury's supermarket are a short walk away with a local park nearby.

## Outside

The east facing rear garden is laid to lawn enclosed by wooden fencing with well stocked shrub borders and a shed. A path leads to the gated rear access onto a shared carport which provides parking for two vehicles in tandem. There is an area of patio at the rear of the house. The front garden is laid to lawn with a block paved path leading to the front door with covered entrance porch.

## Energy Performance Rating

C

## Council Tax Band

D

## Local Authority

Wokingham Borough Council

## Directions

Leave Wokingham on the Reading Road and continue for approximately two miles and upon reaching the main traffic lights at Winnersh crossroads turn left into King Street Lane. At the mini roundabout bear left into Bearwood Road, turn left into Harvest Drive, Primrose Cottage will be found just before Walters Arms public house on Bearwood Road.



## Bearwood Road, Sindlesham, Wokingham

Approximate Area = 978 sq ft / 90.8 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 2024. Produced for Michael Hardy. REF: 1110574

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk  
lettings@michael-hardy.co.uk

*Michael Hardy*  
**MICHAEL HARDY**  
SALES & LETTING

Crowthorne Sales,  
28 Dukes Ride, Crowthorne,  
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk  
[www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

Ref: 17968566 | Folio: A8559 | 11th April 224