



**Kelburne Lodge, (South Wing), Kelburne Close, Winnersh,
Berkshire, RG41 5JG**

£825,000 Freehold



This spacious and unusual three bedroom semi detached Edwardian home is set in a desirable cul de sac location close to Winnersh train station and local schools. The versatile accommodation comprises stunning dual aspect living room with French doors and an adjoining study, cloakroom, dining room, fitted kitchen, garden room and a boiler/store room. There are three double bedrooms on the first floor and a family bathroom and separate WC.

Outside the well stocked rear garden is enclosed by a variety of mature trees including conifers creating privacy. There are numerous well stocked plant and shrub borders enclosing the lawn with a path leading from the front gate to the front door. There is off street parking for up to three vehicles, including a single garage.

Kelburne Close is a desirable cul de sac of 1960's houses built in the garden of Kelburne Lodge, set off Arbor Lane, in a non estate location on the outskirts of Winnersh. There is easy access to the A329(M), the mainline railway station. Local amenities including a supermarket and doctors surgery. Just to the north is Dinton Pastures Country Park which provides delightful walks.

- Spacious living room
- Dining room
- Detached garage and workshop
- Kitchen/breakfast room
- Study/bedroom four
- Desirable tree lined setting





MATERIAL INFORMATION

Part A

Council Tax Band: E

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 3 Mbps – Highest available upload speed: 0.5 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 50 Mbps - Highest available upload speed: 8 Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download

speed: 1000 Mbps - Highest available upload speed: 100 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site

<https://checker.ofcom.org.uk>

Part C

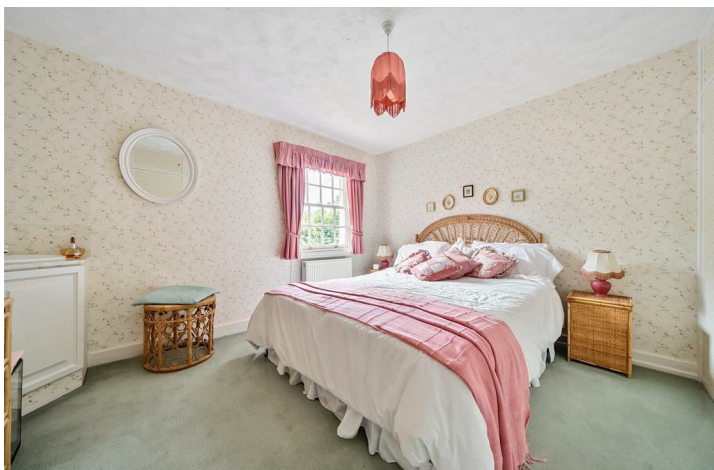
Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

There is off street parking available at the property.



Kelburne Close, Wokingham

Approximate Area = 1618 sq ft / 150.3 sq m

Store = 26 sq ft / 2.4 sq m

Garage = 101 sq ft / 9.3 sq m

Total = 1745 sq ft / 162 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). © nichecom 2024. Produced for Michael Hardy. REF: 1158072

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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.

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