



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

£665,000 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.

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

Council Tax Band: E
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: E

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.





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). ©nchecon 2024. Produced for Michael Hardy. REF: 1158072

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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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