



**Beggars Roost, Simons Lane, Wokingham,  
Berkshire, RG41 3HH**

**£900,000 Freehold**



This spacious three bedroom detached family home is set in a desirable non estate location close to woodland walks and local schools. The versatile accommodation comprises entrance porch and grand entrance hall, generous living room opening onto the dining room which overlooks the rear garden. There is a kitchen/breakfast room with adjoining utility and study which could be used as a bedroom. There are three first floor bedrooms offering fitted wardrobes and a smart family bathroom.

Outside the rear garden is enclosed by wooden fencing laid to lawn with raised shrub borders hosting a variety of colourful plants. There is a large fruit tree and a patio across the rear of the house and a workshop/garage with light and power. Gated rear access leads onto Woodlands Avenue at the rear, side access leads to the front driveway which provides parking for numerous vehicles. There is a detached double garage with eaves storage, light and power. The front garden is well stocked with a mature oak tree creating privacy. The drive is accessed via a five bar gate, trees along the front boundary wall provides additional screening from Simons Lane

Simons Lane is an established, popular road to the sought after western side of town and within a favoured school catchment area. From Simons Lane there are lovely countryside/woodland walks on the doorstep. For the commuter there is a mainline station in Wokingham (Waterloo line), Winnersh and Bracknell plus the A329(M)/M4 can be accessed from the east of town or Winnersh.

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





## MATERIAL INFORMATION

### Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

### Part B

Property construction – Standard form

### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas central

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 7 Mbps – Highest available upload speed 0.8 Mbps

Superfast – Not Available

Ultrafast – (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

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

### Flooding

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

### Parking

Private driveway parking and double garage



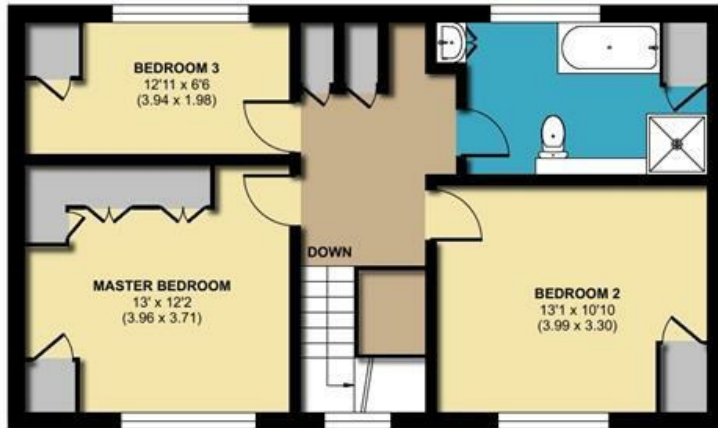
# Beggars Roost, Simons Lane, Wokingham

Approximate Area = 1552 sq ft / 144.1 sq m

Garages = 571 sq ft / 53 sq m

Total = 2123 sq ft / 197.1 sq m

For identification only - Not to scale



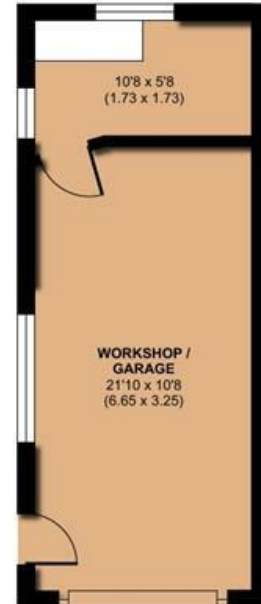
FIRST FLOOR



GARAGE 2



GROUND FLOOR



GARAGE 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1158791

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**  
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: 18085247 | Folio: A4618 | 25th July 2024