



69, Woodward Close  
Winnersh  
Berkshire, RG41 5UU

**OIEO £700,000 Freehold**



This stunning four bedroom detached family home is set in a desirable cul de sac location on the popular Winnersh Farm development. The accommodation comprises a large open entrance hall, cloakroom, spacious living room, dining room, a study, and a kitchen with utility room. There are four first floor bedrooms including master bedroom with en suite shower room and family bathroom. Outside there is a well maintained rear garden, double garage, and ample driveway parking.

The front is open plan with driveway parking for two vehicles with the remainder laid out as lawn and mature shrubs. There is a double garage which has side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by brick wall and timber fencing.

Winnersh Farm is a popular family area built in the early 1980's by Heron Homes. The development is made up of 3, 4 and 5 bedroom detached properties. Winnersh train station and Sainsburys supermarket are within easy walking distance and for the commuter the A329(M)/M4 can be accessed further along the Reading Road. Twyford station is 5 miles north with access to Paddington and will be benefiting from the Crossrail service in future. The development is ideally located for families, with schools for all ages are nearby and easy access to Dinton Pastures Country Park.

- Study
- Utility room
- Corner plot
- Double garage and driveway parking
- Close to nearby countryside walks & good schools
- 1871 sq ft / 173.9 sq m (includes attached garage)





## MATERIAL INFORMATION

### Part A

Council Tax Band: G

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 Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 6 Mbps – Highest available upload speed: 0.7 Mbps

Superfast - (FTTC) - Highest available download speed: 61 Mbps - Highest available upload speed 14 Mbps

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

### Parking

There is off street parking available at the property

### 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

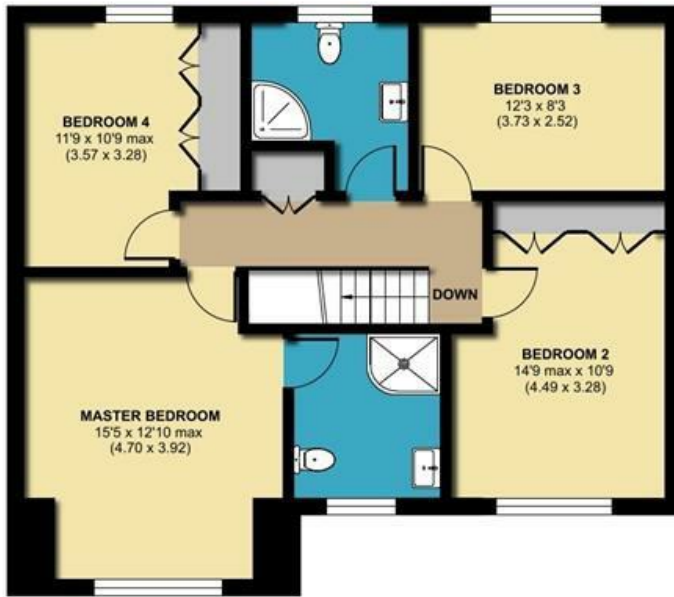
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



# Woodward Close, Winnersh, Wokingham

Approximate Area = 1891 sq ft / 175.6 sq m (includes detached garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1190057

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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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