



**Whitethorns, Roundabout Lane
Winnersh
Berkshire, RG41 5AD**

A rare opportunity to purchase a detached family home, in need of improvement/upgrading in one of Winnersh most prestigious locations. The property also has the benefit of planning permission for three detached dwellings.

Guide Price £1,200,000 Freehold



- Planning approval for the proposed erection of three detached dwellings and garages, Application Number: 240520
- Generous kitchen/breakfast room
- Triple aspect living room with French doors to rear garden
- 2854 Sq Ft of accommodation
- Utility room, cloakroom and study
- Dining room with curved bay window

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

We are seeking offers in excess of the guide price from owner occupiers or developers to secure this rare opportunity. Located close to Winnersh train station offering access to Waterloo and Reading. There are also excellent road links to London and Reading via the M4 motorway via A329(M). A large supermarket and local schools are within close proximity.

A desirable five-bedroom detached family home located on a private and secluded c.0.8 acre plot, offered to the market for the first time since it was built for the current owners in 1969.

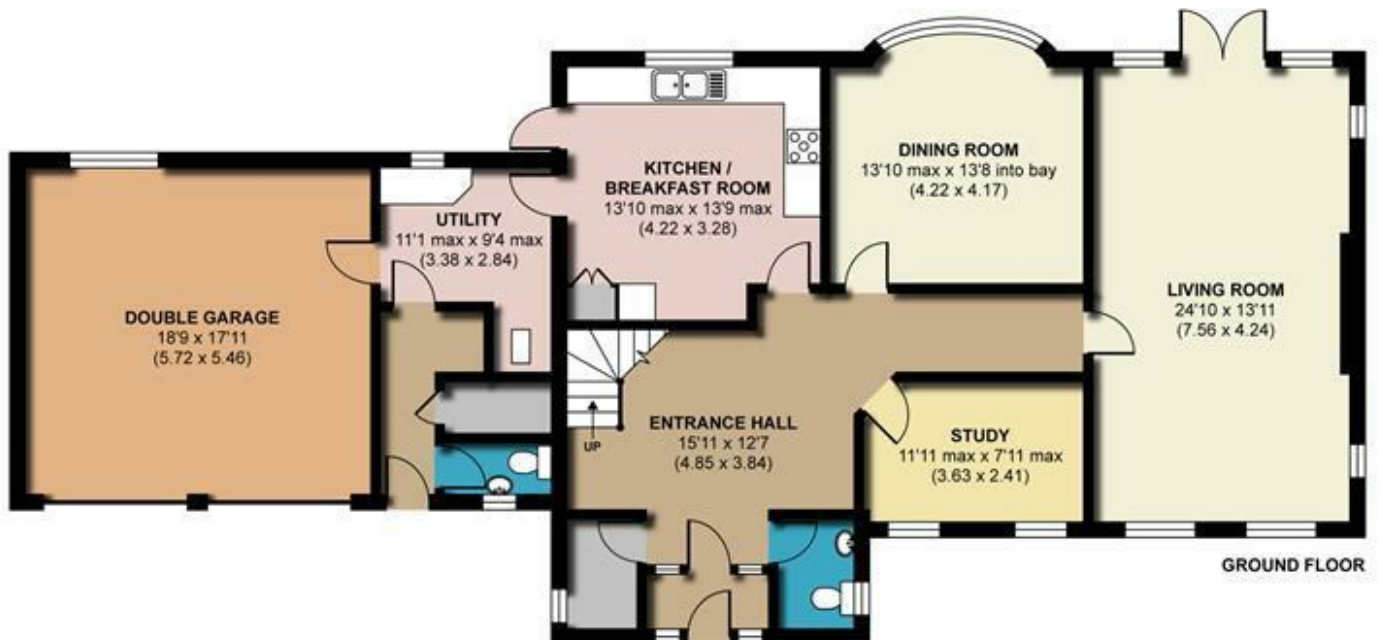
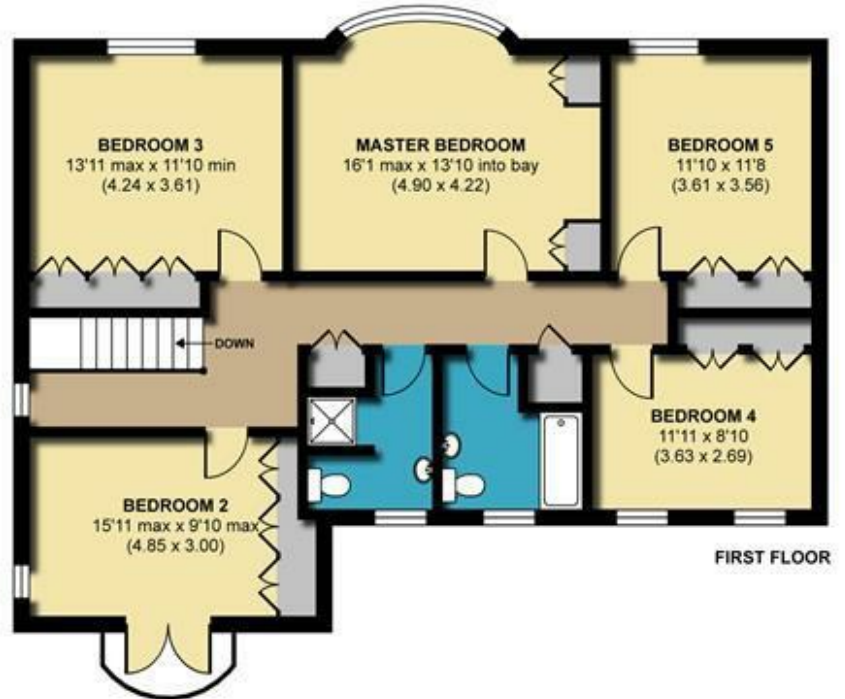
The south facing rear garden is laid mainly to lawn with a variety of mature evergreen and deciduous plants, trees with fruit trees interspersed around the lawn. The house is accessed via a large sweeping pea shingle drive which provides generous parking. The double garage adjoins the house and offers remote control doors and eaves storage above.



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Approximate Area = 2854 sq ft / 265.1 sq m (includes attached garage)

For identification only - Not to scale





Consented Scheme



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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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