



71, Bearwood Road  
Wokingham  
Berkshire, RG41 4SX

**£900,000 Freehold**





This stunning four bedroom detached family home is set in a desirable non estate location in Barkham. The accommodation comprises entrance hall, living room with French doors leading to the rear garden, impressive newly fitted kitchen/breakfast room with adjoining utility, family room, conservatory and ground floor study. The first floor offers four double bedrooms, two with en suites and a family bathroom. The west facing rear garden is enclosed with a workshop at the rear.

- Over 2000 Sq Ft of modern living
- Newly fitted kitchen/breakfast room
- Four reception areas
- High specifications throughout
- Spacious living room
- Country walks nearby

The private west facing rear garden is laid mainly to lawn, with plant and flower borders, enclosed by wooden fencing with an area of patio across the rear of the house. A path leads to a greenhouse and a single detached workshop/garage with light and power. Electric gates lead to the driveway at the front, which provides parking for numerous vehicles. The front gardens are well maintained with mature plant and flower borders.

The desirable location of Barkham offers the convenience of being close to a local shop with Post office, public houses and bus services to Wokingham and Reading. Located approximately two miles south west of Wokingham town and train station. There are delightful walks in nearby countryside off Bearwood Road. For the commuter the A329(M)/M4 can be accessed via Winnersh, and the Barkham Road links up with the A327 giving access to both Reading and Camberley. Winnersh Train Station and Sainsburys supermarket are a short driveway.

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







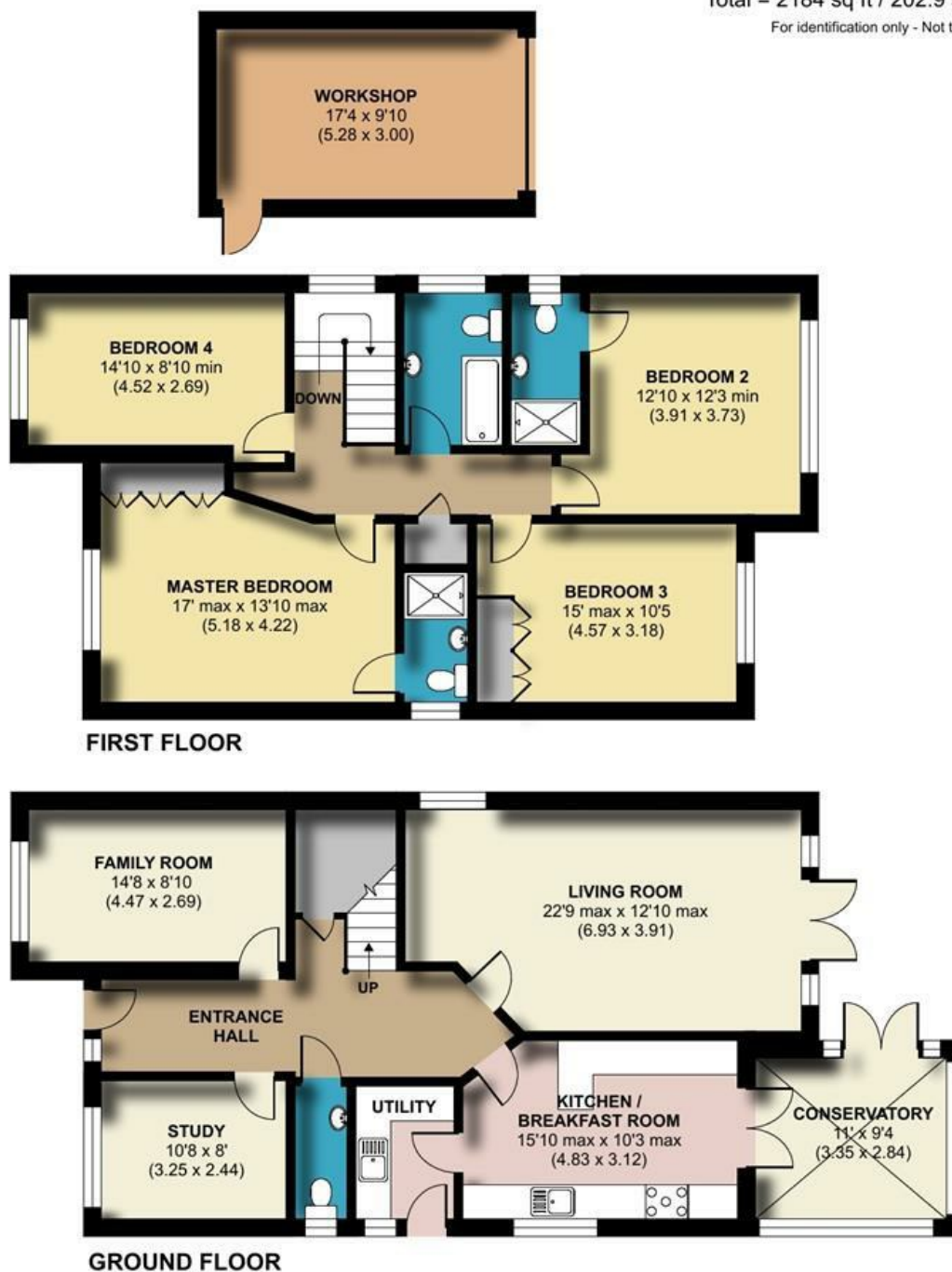
## Bearwood Road, Wokingham

Approximate Area = 2014 sq ft / 187.1 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 2184 sq ft / 202.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Michael Hardy. REF: 1243063

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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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