



21, Skinner Drive  
Wokingham  
Berkshire, RG41 1AX

**OIEO £730,000 Freehold**





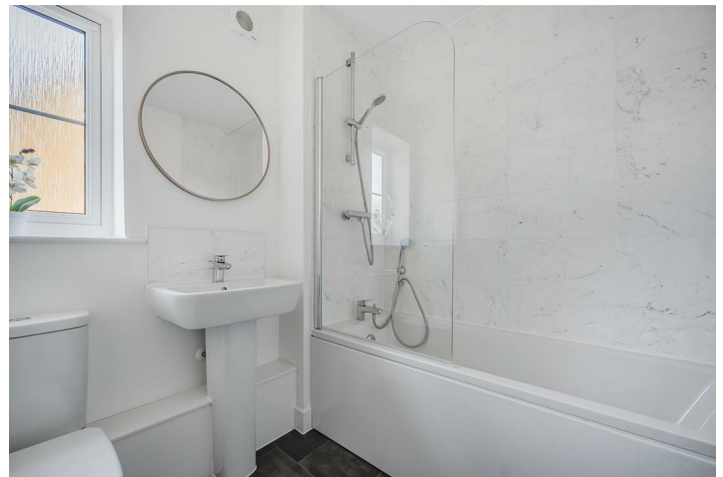
This beautifully presented five bedroom detached family home, built in 2022, is ideally located in the highly sought-after Emmbrook Place. Offering easy access to local amenities, reputable schools, and beautiful parkland. The ground floor offers a spacious entrance hall and a cloakroom, generously sized living room, modern kitchen/diner with French doors that open out into the private rear garden. The first floor offers four well-proportioned bedrooms, including a second bedroom with an en-suite bathroom, alongside a stylish family bathroom. The master suite occupies the entire second floor, providing a private retreat with ample space and exceptional views. Outside, the property boasts a neatly enclosed rear garden, perfect for relaxation or play, along with a detached garage and a driveway offering plenty of parking.

- Over 1700 Sq Ft of space
- Spacious living room
- Impressive master suite
- Offered with no onward chain
- Fitted kitchen/diner
- Close to schools and parkland

The rear garden is laid mainly to lawn, enclosed by wooden fencing, offering privacy and security. Across the back of the house is a patio area with wall lighting and a power point, perfect for evening relaxation or alfresco dining. Gated side access leads to the detached garage, which is equipped with light and power. To the front, the property features driveway parking at the side of the house, with mature shrub borders in the garden.

Located just over a mile from the heart of the town, Skinner Drive is conveniently placed for a fine selection of shopping, including well-known brands, independent and boutique shops, as well as cafés, pubs and restaurants and an open-air market. The area benefits from excellent state and private schools a cinema at nearby Winnersh and ten pin bowling at Wokingham Superbowl. For keeping fit, there are several gyms and two local leisure centres, while the area is renowned for its many golf courses, parks, and open spaces. Nearby Cantley Park boasts sports pitches and tennis courts .

Council Tax Band: F  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: B







## Skinner Drive, Wokingham

Approximate Area = 1723 sq ft / 160.1 sq m (includes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1256701

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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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