



165, Old Woosehill Lane
Wokingham
Berkshire, RG41 3HR

Guide Price £725,000 Freehold



This well presented four bedroom detached family home is set in a desirable non estate location within easy walking distance of local schools and shops. The accommodation comprises entrance hall, spacious living room which overlooks the private rear garden, kitchen, study, cloakroom and four generous first floor bedrooms with a family bathroom. There is ample driveway parking and a garage with outside storage. Planning permission has been approved for a double storey extension - Planning Application Number: 230550.

- No onward chain
- East facing garden
- 1432 Sq Ft (includes detached garage)
- Spacious living room
- Garage and off street parking
- Planning permission for a double storey side extension

The East facing rear garden has recently been landscaped to create a beautiful outdoor living area for entertaining and includes a large pergola with a roof and brand new patio area with TV, BBQ and a heater and lighting so ideal for summer events. The rest is mainly laid to lawn and enclosed by timber fencing. There is also side access. The front has been block paved throughout, creating lots of parking for multiple cars.

Old Woosehill Lane is a highly desirable location where property rarely comes to the market, situated to the west of Wokingham. There are shops on the nearby Reading Road and Woosehill including doctors and vets, with the town and train station approx. 1.1 miles distant. The A329(M)/M4 can be accessed either via Winnersh or from the London Road to the east. There are several schools nearby.

NB: Planning Application Number: 230550 - For the proposed erection of a two-storey side extension and single storey front and rear extensions following demolition of existing outbuildings.

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





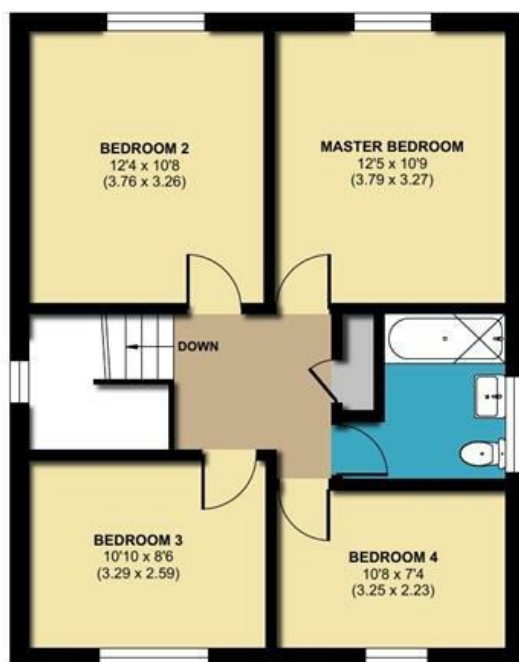
Old Woosehill Lane, Wokingham

Approximate Area = 1364 sq ft / 126.7 sq m (includes detached garage)

Outbuildings = 67 sq ft / 6.2 sq m

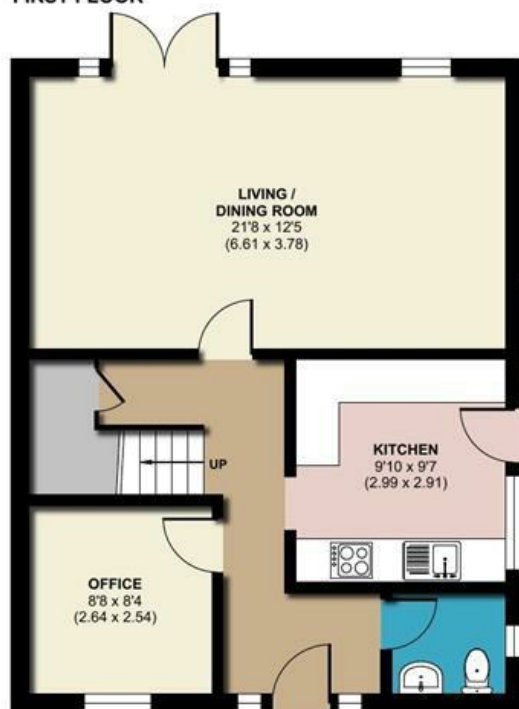
Total = 1431 sq ft / 132.9 sq m

For identification only - Not to scale

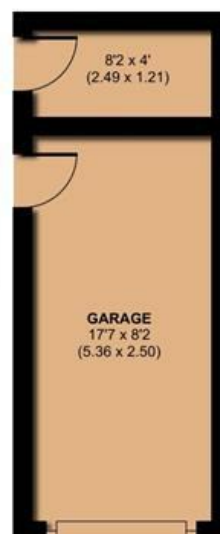


Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



OUTBUILDING / GARAGE



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: 1261520

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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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