



**3 Academy Cottages, Woolf Drive  
Wokingham  
Berkshire, RG40 1FA**

**OIEO £540,000 Leasehold**



This smartly presented three bedroom cottage is suitable for purchasers over 55 years old. Situated within easy walking distance of Wokingham town centre on a desirable, purpose built development. The accommodation comprises spacious living room with French doors leading to the communal grounds and a fully fitted kitchen/dining room and cloakroom. There are three first floor bedrooms including a master bedroom with en suite shower room and fitted wardrobes, two additional bedrooms and a bathroom.

- Impressive living room
- One allocated parking space
- Walking distance to town
- Master bedroom with balcony overlooking grounds
- Excellent condition
- Quiet tree lined setting

There is one allocated parking space in front of the property and visitor parking with well maintained communal gardens and grounds.

Academy Cottage is set within a desirable purpose built complex for residents of 55 years and older which is close to Wokingham town centre, the train station and Cantley Park . The development is interspersed with well maintained gardens with allocated and visitor parking .The development also benefits from a concierge service . The quiet location is situated to the north west of Wokingham town centre.

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

Leasehold information  
Term: 125 yrs from 1st January 2008  
Years remaining: 108  
Annual Service charge: c.£1,706.00  
Annual Ground rent: c.£553.60  
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Academy Cottage, Woolf Drive, Wokingham

Approximate Area = 929 sq ft / 86.3 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 977 sq ft / 90.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



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: 1255761

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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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