



18, Harvest Drive
Sindlesham
Berkshire, RG41 5RF

£525,000 Freehold



This smartly presented spacious two bedroom cottage is situated in a desirable location within a conservation area close to local amenities and parkland. Accommodation comprises an impressive open plan L shaped living/dining room with French doors to garden, cloakroom, kitchen/breakfast room with fitted appliances. There are two double bedrooms and a bathroom on the first floor. Outside there is an enclosed rear garden and off road parking for one car and ample visitors bays.

- Character features
- Two double bedrooms
- Walking distance to Winnersh station
- Living/dining room with French doors to garden
- Allocated parking
- Desirable location

The property features a private rear garden enclosed by wooden fencing, with mature shrub borders and a variety of evergreen plants. Mostly laid to lawn, the garden includes a generous patio running across the rear of the property. There is a gated side access leading to the front garden, which is well-maintained with hedging, outside lighting and a central path to the allocated parking for one car with ample visitors bays.

18 Harvest Drive was built in 2000 as part of the second phase of this residential development. It is set within a charming development that blends converted farm buildings, all designed to reflect the rural character of the area, offering a peaceful residential setting with easy access to transport and amenities. It's conveniently close to Winnersh train station, making it ideal for commuters. The area also provides excellent road links, so you have quick access to nearby towns and major routes. Just a short distance away is the Walter Arms public house, perfect for dining or socializing.

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

There is an annual estate charge of c.£866.88. This covers the upkeep of the communal grounds, privately owned front garden, provision of outside lighting and public liability insurance. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





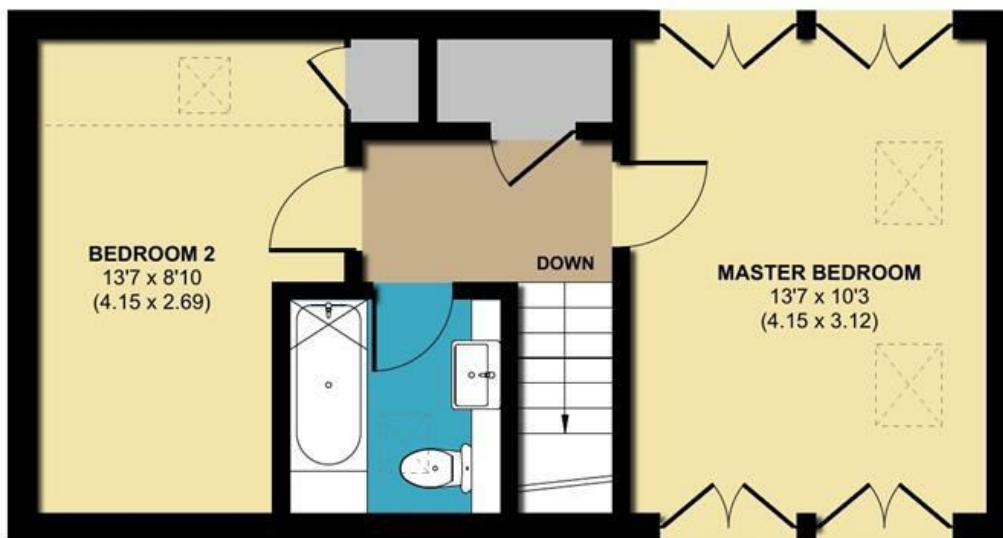
Harvest Drive, Sindlesham, Wokingham, RG41

Approximate Area = 828 sq ft / 76.9 sq m

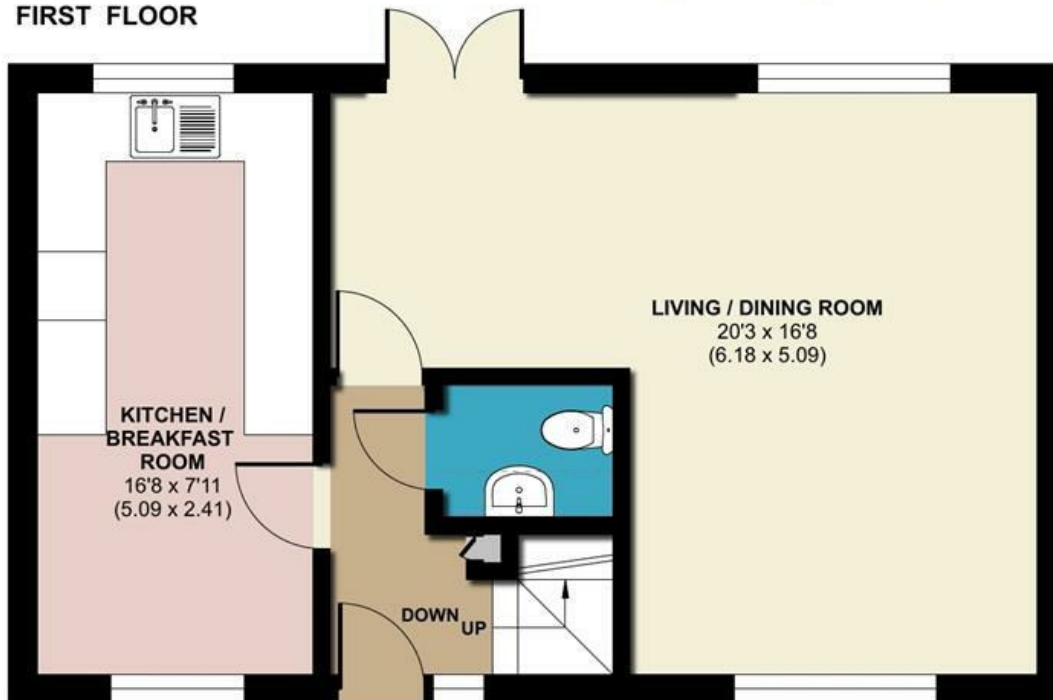
Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 850 sq ft / 78.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1266870

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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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