



**11 St. Sebastians Court, Nine Mile Ride
Wokingham
Berkshire, RG40 3HA**

£650,000 Freehold



This well presented three bedroom detached family home is located within a small gated development in a sought after, tree lined, non estate setting. The accommodation includes an entrance hall, cloakroom, a spacious kitchen/dining room, and a generous living room leading into the conservatory. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with an en suite shower room, along with a family bathroom. Planning approval has been granted for a loft conversion and rear extension (Planning Reference: 220844).

- Over 1350 Sq Ft of space
- Fitted kitchen/dining room
- Close to woodland walks
- Spacious living room
- Master bedroom with en suite
- Spacious family home

Outside the rear garden is enclosed by wooden fencing and laid mainly to lawn with an area of patio across the rear of the house. There are shrub borders and a wooden shed in the left corner. Gated side access leads to the front of the property where the front garden is laid in low maintenance artificial lawn with shrub borders and parking for three vehicles. There is a covered entrance porch and outside lighting. The house is approached via communal electric gates.

Nine Mile Ride comprises a variety of individual properties on generous plots in an area served by various schools. There are bridle paths to California Country Park and walks through National Trust woodland further along Nine Mile Ride. There is convenient access to the M3 and A329(M)/M4 via Bracknell. Crowthorne village centre is a short drive away offering a variety of shops schools and train station.

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

There is an annual estate charge of c.£60.00 which covers the upkeep of the communal areas and the electric gates. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

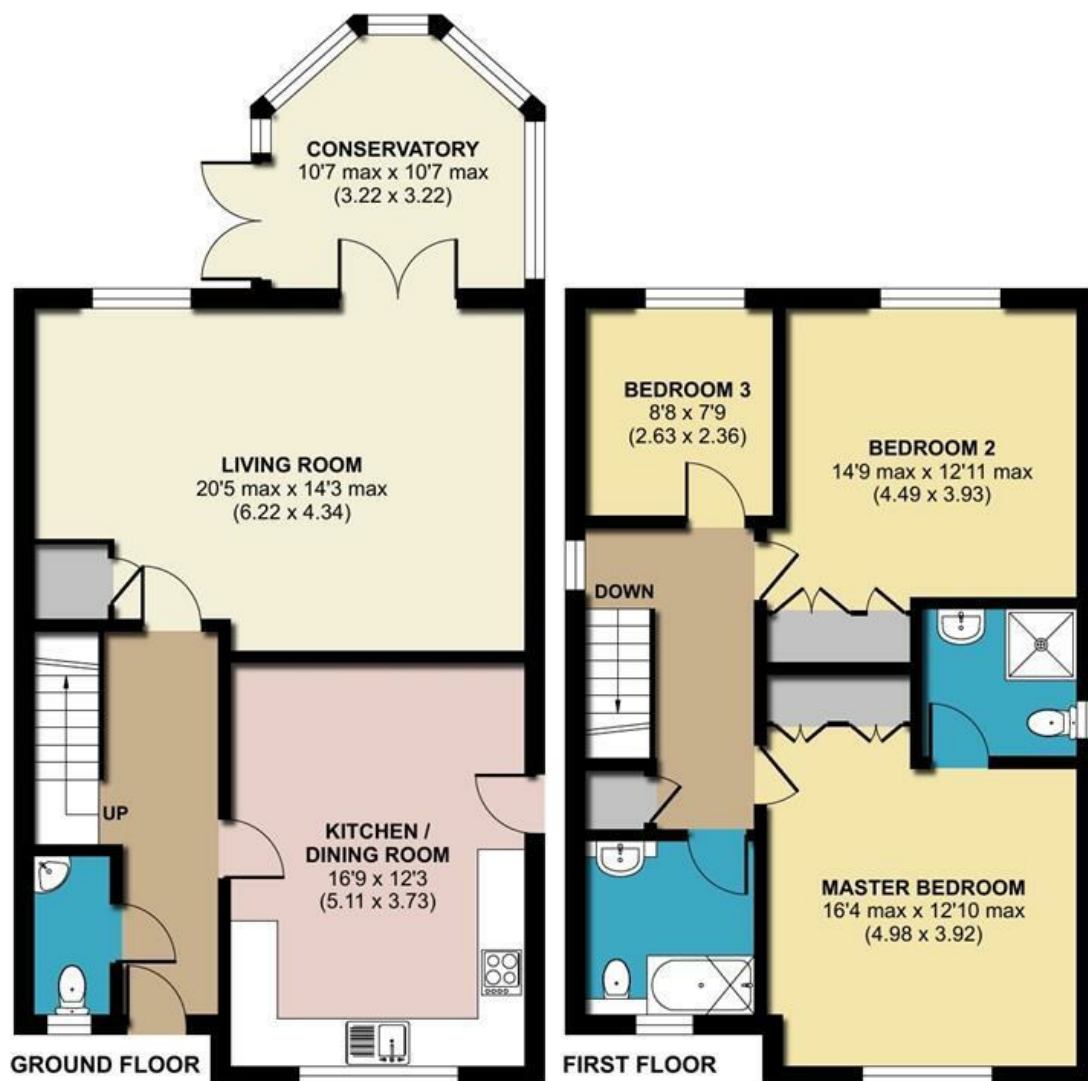




Nine Mile Ride, Wokingham

Approximate Area = 1358 sq ft / 126.2 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). © nichecom 2025. Produced for Michael Hardy. REF: 1263067

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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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