



Thirlmere, Robin Hood Lane  
Winnersh  
Berkshire, RG41 5RE

**Guide Price £745,000 Freehold**





Offering generous proportions c.2000 sq ft of thoughtfully laid out accommodation, a fantastic location, and a wealth of desirable features, this impressive 4 bedroom, semi-detached house is the perfect place to create lasting memories. Step inside and be greeted by a sense of space and light. The well-designed layout offers flexibility for modern family living. Upstairs, you'll find 4 well-proportioned double bedrooms, two of which boast the added luxury of en-suite bathrooms and a large family bathroom features a bath and a separate shower. The generous lounge provides a comfortable space for relaxation, while double doors open into the bright and airy conservatory, seamlessly connecting indoor and outdoor living. The open plan kitchen also leads into the conservatory, creating a wonderful flow for entertaining and enjoying views of the garden. The utility room is conveniently situated behind the kitchen and gives access to the store room and a stable door leads you out to a BBQ area

- Three versatile reception rooms
- One family bathroom and two ensembles
- Cloakroom and ample storage throughout
- Four spacious bedrooms
- Large kitchen with adjacent utility room
- Excellent location

The property boasts a delightful outdoor space perfect for enjoying the warmer months. The good-sized garden offers plenty of room for children to play and for keen gardeners. A large patio area provides an ideal spot for al fresco dining and entertaining. This home enjoys a truly enviable location, offering the best of both worlds – a safe and family-friendly environment with excellent transport links, schools and amenities. Commuting is a breeze with Winnersh train station just 500 yards away, offering direct links to London Waterloo. Just a 7 minute drive away is Twyford station, providing rapid direct services to London Paddington and the Elizabeth Line, opening up direct access to central London and beyond. The property is ideally situated for accessing major road networks, just 5 minutes from Junction 10 of the M4, and within the M40 (20 mins) and M25 (20 mins), and M3 (15 mins). For those who travel further afield, London Heathrow Airport is conveniently located just a 25 minute drive away. Families will appreciate being within access to the highly regarded Forest and Holt state schools subject to catchment areas. For those considering private education, the prestigious Wellington College and Holme Grange are both within a short 15 minute drive. The beautiful Dinton Pastures and its lakes and Bluebell Meadows are both within a 5-minute walk, the former offering a wonderful space for walking, running, kayaking, and an impressive children's play area.

Enjoy the fantastic local village pub, The Wheelwrights Arms, just a 5 minute walk away and for the leisure enthusiasts the house is within close proximity to several excellent golf courses, with the renowned Bearwood Lakes Golf Club just a 5-minute drive away and the new leisure centre in Wokingham is also a short drive away.

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









## Robin Hood Lane, Winnersh, Wokingham

Approximate Area = 1990 sq ft / 184.8 sq m (includes attached store)

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: 1242944

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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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Ref: 18136591 | Folio: A4722 | 11th April 2025