



**11, The Terrace
Wokingham
Berkshire, RG40 1BP**

£875,000 Freehold



A beautifully presented Grade II listed five-bedroom semi-detached house, ideally situated in the heart of Wokingham town centre. This charming and substantial period home spans approximately 2,311 sq ft and has been thoughtfully updated throughout, blending historic character with modern conveniences. Recent upgrades include a brand-new kitchen and utility area, comprehensive redecoration, and refurbished windows in keeping with the property's heritage. The house also benefits from a newly landscaped garden, offering a stylish and low-maintenance outdoor space.

- Grade II listed character property in central Wokingham
- Newly fitted kitchen and utility room with modern finishes
- Beautifully landscaped rear garden ideal for entertaining
- Five spacious bedrooms and three reception areas
- Refurbished sash windows in line with heritage standards
- Versatile basement level with ample storage options

The rear of the property boasts a professionally landscaped garden, designed for both aesthetics and functionality. This secluded outdoor area offers ample space for entertaining or relaxing, while preserving the classic style that complements the character of the home. At the lower level, a useful basement provides additional storage and utility space.

Located just moments from the vibrant centre of Wokingham, this home enjoys immediate access to local shops, restaurants, cafés, and highly regarded schools. Excellent transport links are nearby, including Wokingham railway station, offering convenient connections to Reading and London. This unique property combines the benefits of town centre living with the elegance and charm of a period home, making it an exceptional opportunity for discerning buyers.

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

Please note: On-street parking is available for 2 cars directly outside the property via a resident permit which costs £33 per year per car. Permits are subject to limited availability as determined by Wokingham Borough Council. Charges may apply. For the most up-to-date information on permit availability and pricing, please visit the council's website: <https://rb.gy/kwspr6>





The Terrace, Wokingham

Approximate Area = 2311 sq ft / 214.6 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: 1285658

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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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