



5, Gipsy Lane
Wokingham
Berkshire, RG40 2BN

£385,000 Freehold



This impressive well presented two bedroom Victorian end of terrace house is set in a desirable location within a few minutes walk of Wokingham town centre. The accommodation comprises spacious living room, dining room, kitchen and cloakroom/utility room. There are two double bedrooms and a white bathroom suite on the first floor. The property also benefits from a cellar which is accessed via the garden.

- Offered with no onward chain
- Cloakroom/utility room
- Town centre location
- Character Victorian house
- Gas central heating
- £2,000 towards the purchaser's legal fees

Outside there are steps down to the low maintenance rear garden which is enclosed by wooden fencing and provides a private seating area. There is a door leading into the cellar and gated side access leading to the front garden which is well stocked. NB: There is a gated right of access across the rear garden from the adjoining neighbour.

Gipsy Lane is one of the most sought after roads in the town, a pleasant meandering back-water it comprises a range of individual properties from the late 19th century onwards and is adjacent to Langborough recreation ground. It has both the shops and restaurants of the town on its doorstep and the train station is within easy walking distance. The A329(M)/M4 can be accessed via the east of town.

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

* Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).

** The seller is offering to pay for a parking permit within car park within a stone's throw from the property for up to a year!

NB: There is no parking available at the property. Permit parking for nearby Cockpit Car Park can be purchased from Wokingham Borough Council. For the most up-to-date information on permit availability and pricing, please visit the council's website: <https://www.wokingham.gov.uk>

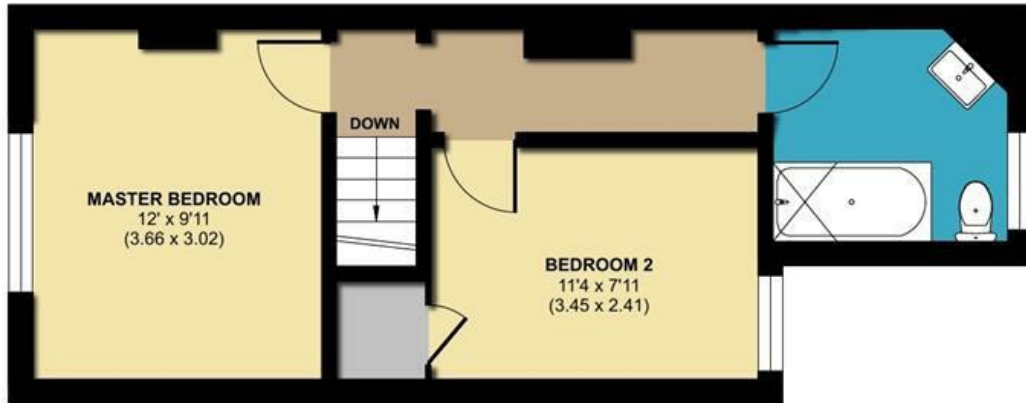




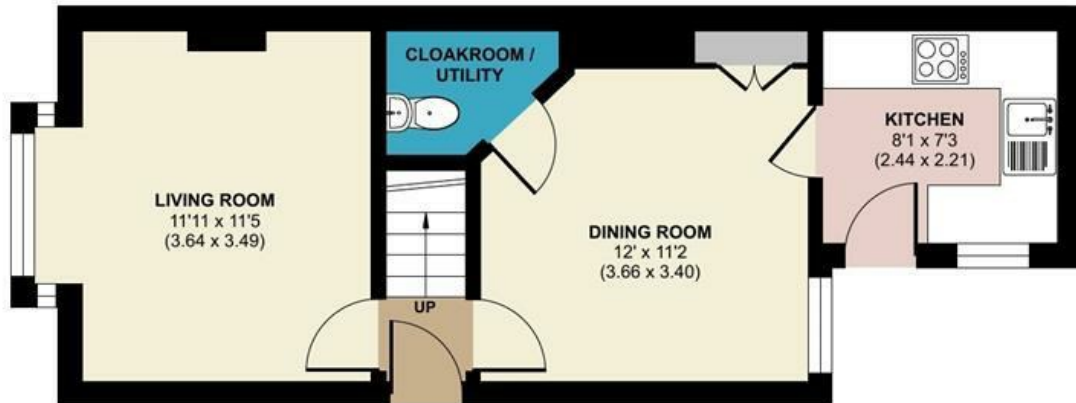
Gipsy Lane, Wokingham

Approximate Area = 777 sq ft / 72.1 sq m

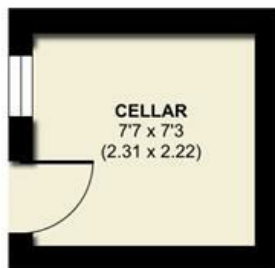
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1341212

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk


MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303

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