



27, Dodsells Well  
Wokingham  
Berkshire, RG40 4YE

**£435,000 Freehold**





This smartly presented three bedroom Charles Church built end of terrace house is set in a quiet cul de sac location close to local schools, shops and parkland. The accommodation comprises entrance hall, spacious living/dining room with french doors leading to the private rear garden. There are three first floor bedrooms and re-fitted family bathroom.

- Offered with complete chain
- Smartly fitted kitchen
- Garage in nearby block
- Spacious living / dining room
- Private rear garden
- Close to local schools and parkland

Outside, the well stocked rear garden is enclosed by wooden fencing and mature evergreen hedge borders which create privacy. There is a large indian sandstone patio across the rear of the house with steps down to the lawn and gated side access. Parking is available at the front of the property with a single garage in a nearby block.

Properties in Dodsell's Well were built by the highly regarded Charles Church Homes in the 1990's, there is a block of 1 bedroom apartments, and 2 and 3 bedroom homes nestled in a quiet area with Sandmartins Golf Course nearby. The cul de sac is also walking distance to a number of shops at California crossroads, Nine Mile Ride. There are several local schools within walking distance and Wokingham town centre a short drive away.

Council Tax Band: D  
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).







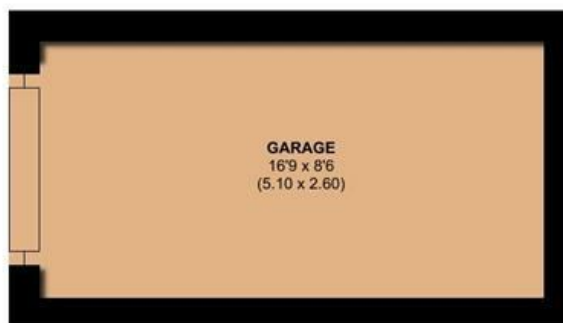
## Doddsells Well, Wokingham

Approximate Area = 764 sq ft / 70.9 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 907 sq ft / 84.1 sq m

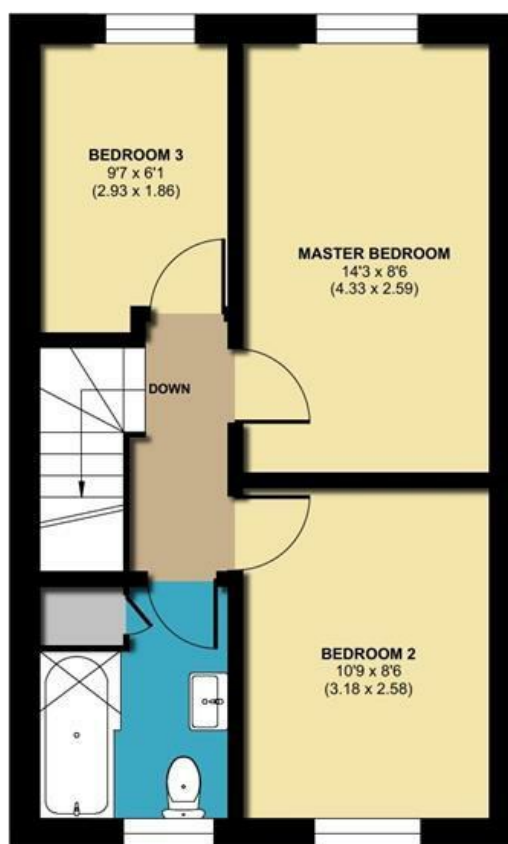
For identification only - Not to scale



(GARAGE IN NEARBY BLOCK)



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Michael Hardy. REF: 1376337

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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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