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MICHAEL HARDY  
Sales and Lettings

1, Villiers Mead, Wokingham, Berkshire, RG41 2UB

OIEO £1,100,000  
Freehold

# Villiers Mead, Wokingham

Approximate Area = 2468 sq ft / 229.2 sq m (includes attached garage)

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 2493 sq ft / 231.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



This beautifully presented detached five bedroom family home sits in a fantastic cul de sac location and is within walking distance to town. The property comprises an entrance cloakroom, study, dual aspect living room with French doors out to the garden and a large fireplace with a log burning stove, a snug, an impressive kitchen/dining room with a utility room that has access to the double garage. To the first floor there are five bedrooms and three bathrooms with the master bedroom suite having an en suite shower room and a dressing area with built in wardrobes. There is also a double garage and driveway parking.

- 2493 sq ft / 231.5 sq m (includes attached garage)
- Study
- Utility room
- Double garage and driveway parking
- Close to town centre & good schools

#### **Situation**

The property is situated in an exclusive private drive of just five homes, accessed from Oxford Road and is just a short walk from the train station and town centre beyond, which has recently undergone regeneration to include provision of more shops, restaurants, a boutique cinema, a relandscaped park with children's playground, new sports centre and library. Excellent primary and secondary schools are within walking distance. For the commuter, the main line station provides direct services to London Waterloo, Reading and Guildford. Both the M4 and M3 motorways are within easy access

#### **Outside**

The front is open plan with driveway parking for three vehicles with the remainder laid out as lawn and mature shrubs. There is a double garage which has internal access from the utility room as well as side access from the garden. Gated side access leads to a secluded rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing.

#### **Energy Performance Rating**

C

#### **Council Tax Band**

G

#### **Local Authority**

Wokingham Borough Council

#### **Directions**

Leave Wokingham via the Reading Road, turn left into Oxford Road, take the second right into Villiers Mead marked by open wooden gates at the entrance.



### Residential Sales and Lettings

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Ref: 17736695 | Folio: A4493 | 18th January 2024

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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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