



FROG HALL DRIVE

Wokingham | Berkshire



AN INVITING FOUR BEDROOM HOME

with generous living space and superb potential in Wokingham.



4



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EPC

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Local Authority: Wokingham Borough Council

Council Tax band: F

Tenure: Freehold

Guide Price: £1,125,000



34 FROG HALL DRIVE

Set on a quiet, tree-lined road in one of Wokingham's desirable residential areas, this four-bedroom home combines generous living space with an undeniable feeling of home. Surrounded by greenery, the location offers both privacy and a welcoming community feel.

Inside, the house provides well-proportioned reception rooms that flow naturally, creating inviting spaces for family life and entertaining. Each room is versatile and offers flexibility, whether for formal gatherings or more relaxed, everyday living. The first floor presents four bedrooms, the master with the luxury of an en-suite and a lovely family bathroom which serves the remaining bedrooms.







THE GARDEN

The garden is a standout feature - large and beautifully green, it provides superb social areas for outdoor dining, entertaining, or simply unwinding in a peaceful setting.

With scope to extend and update (subject to planning permission), the property also presents an exciting opportunity to create a home tailored to your needs, while enjoying the immediate comfort and character it already offers.







LOCATION

Wokingham, with its unmatched blend of town and countryside living, has often been voted one of the best places to live in the UK. The M4 and M3 are easily accessible and there is the National Rail at Wokingham (1.7 miles).

The area offers excellent state and independent school options with Reddam House, Waverley, Crosfields, Reading School, and Reading Blue Coats all in close vicinity. Wellington College Prep and Wellington College are within a 15 minute drive.

There are a wide range of local amenities close by at Wokingham, Twyford and Bracknell. Please note: all distances are approximate.



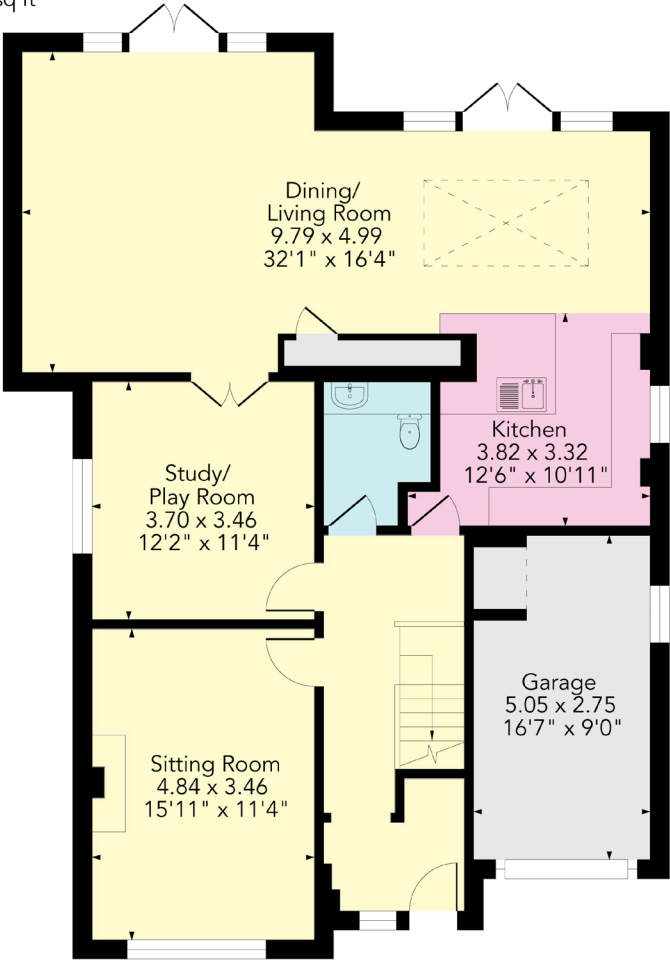


APPROXIMATE FLOOR AREA

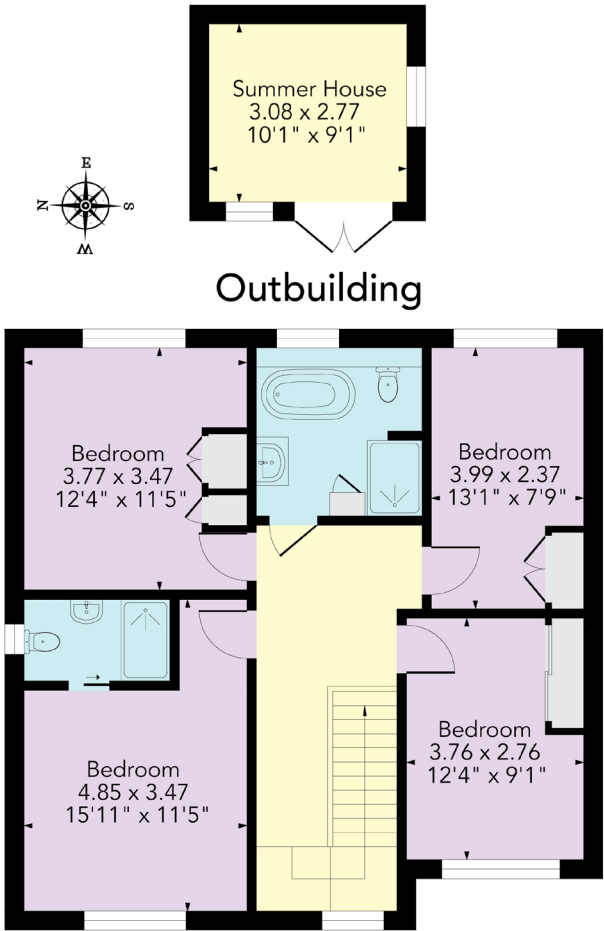
House - 173.63 sq m - 1869 sq ft
Garage - 13.88 sq m - 149 sq ft
Outbuilding - 8.53 sq m - 92 sq ft
Total - 196.04 sq m - 2110 sq ft
(Gross Internal Area)

NOT TO SCALE

This plan is for illustration purposes only



Ground Floor Garage



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Holly Knight

+44 1344 293157

holly.knight@knightfrank.com

Knight Frank Ascot & Virginia Water

59 High Street, Ascot, SL5 7HP

20 Station Approach, Virginia Water, GU25 4DW

knightfrank.co.uk

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