



## Victoria Gardens, Barkham

### Price: £325,000

- Gated Community
- Two double bedrooms
- Private Driveway
- Open Plan Living Dining Space
- 45x20ft

- Ensuite
- Study 3rd Room
- For over 45s
- Two years old
- 24/7 CCTV

**Asking Price £325,000**

**Tenure: Freehold**

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# Victoria Gardens, Barkham Ride

## DESCRIPTION

Stunning 2-Bedroom Park Home in the Exclusive Victoria Gardens Community

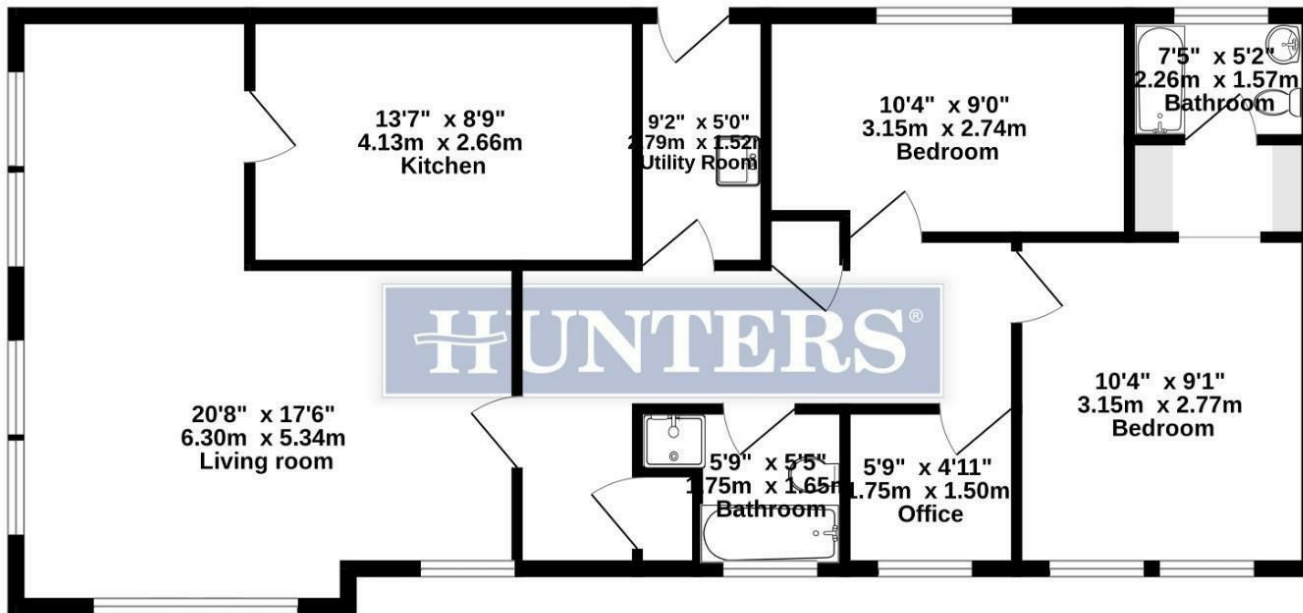
Located in the exclusive, private, and gated community of Victoria Gardens, this beautiful 2-bedroom, 2-bathroom park home offers a peaceful and secure retreat. Measuring 45x20ft, the property is thoughtfully designed with modern living in mind, providing a comfortable and spacious home in a highly sought-after location.

Just a short walk away from the scenic California Country Park, you can enjoy the tranquility of nature while being only a 5-10 minute drive from the vibrant Wokingham town centre. Whether you're looking to explore the nearby park or visit the bustling shops and restaurants in town, this home offers the best of both worlds.

The community itself is small and intimate, with fewer than 30 homes, fostering a friendly and welcoming atmosphere among neighbors. The gated site is equipped with 24/7 CCTV, ensuring maximum security and peace of mind for residents. This combination of safety, serenity, and a strong sense of community makes Victoria Gardens an ideal place to call home.



GROUND FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



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