MICHAEL HARDY
SALES & LETTING



2, Sadlers Lane,
Winnersh,
Berkshire, RG41 5AJ

Price Guide £965,000 Freehold





Situated in a highly sought-after non-estate location in Winnersh, 2 Sadlers Lane is an exceptional four-bedroom semi-detached family home offering approximately 2,111 sq ft of contemporary luxury across three thoughtfully designed floors. The ground floor sets an impressive tone upon arrival, featuring polished Italian marble flooring with underfloor heating, a bespoke under-stairs wine store, a utility room, and a cloakroom. A serene lounge sits behind a floor-to-ceiling architectural glass partition, while the rear of the home expands into a light-filled Shaker-style kitchen and dining space equipped with premium Miele appliances, a central island, a large skylight, and full-width sliding glass doors.

- c.2,111 sq ft arranged over three floors
- Stunning open plan Shaker style kitchen and living room
- Detached garden office, and off street parking
- High spec architectural design
- Master bedroom with walk in wardrobe and ensuite
- Highly sought after location, less than an hour from London

The upper floors are designed to balance family comfort with luxury living, providing three well-proportioned bedrooms on the first floor - one with its own en-suite - and a contemporary family bathroom. The top floor is dedicated entirely to a principal suite, featuring vaulted ceilings, a walk-in wardrobe, and an en-suite bathroom clad in Calacatta marble with a bathtub and walk-in shower. Outside, the southwest-facing garden enjoys a large sandstone patio for alfresco dining, a large lawn framed by cypress and fruit trees, a private driveway for two vehicles (including an EV charger), and a fully insulated, detached garden studio complete with power and light, ideal for home working or a home gym.

Combining refined interiors with an enviable lifestyle, the property offers access to countryside footpaths leading to the Sadlers End tennis and cricket club, the Walter Arms pub, and the nearby 335-acre trail network at Dinton Pastures Country Park. Located just 5 minutes from Wokingham town centre and 20 minutes from Reading, the home holds an Energy Performance Rating of Band B and offers seamless transport links to central London in under an hour via nearby Winnersh, Wokingham, and Twyford stations, with effortless road access to the A329(M) and M4.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: B






SPICY



Floorplan

Sadlers Lane, Winnersh, Wokingham

Approximate Area = 1774 sq ft / 164.8 sq m
Limited Use Area(s) = 352 sq ft / 32.7 sq m
Outbuilding = 64 sq ft / 6 sq m
Total = 2190 sq ft / 203.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Hardy. REF: 1495512

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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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