



33, Watmore Lane  
Winnersh  
Berkshire, RG41 5JS

**£700,000 Freehold**





This attractive three bedroom detached character family home is set in a desirable tree lined location close to local schools, supermarket and Winnersh train station. The accommodation comprises entrance hall, cloakroom, spacious living room, study/storage room. The utility area and family room adjoining the impressive kitchen/dining room which overlooks the private rear garden. There are three first floor bedrooms and family bathroom with bath and shower cubicle. Outside the rear garden is laid to lawn with garage/storeroom and ample driveway parking at the front.

- Offered with no onward chain
- Spacious kitchen/dining room
- Scope to extend STPP
- Desirable location
- Private rear garden
- Walking distance to Winnersh train station

The generous rear garden is enclosed by wooden fencing and well maintained conifer hedge borders mainly laid to lawn with a generous area of patio across the rear of the house. There is a garage (limited access for vehicles) with adjoining storeroom. Gated side access leading to the front driveway which provides parking for numerous vehicles. Mature trees and plants along the front boundary provide privacy.

Watmore Lane is a desirable location comprising individual properties set in the heart of this established residential area with local schools, a parade of shops and close to Winnersh train station. Just up the road is Dinton Pastures which comprises 335 acres of countryside including 7 lakes, 2 rivers and meadows crisscrossed with footpaths and nature trails. As well as the local station there is also access to Twyford station (Paddington line) just to the north.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: D







## Watmore Lane, Winnersh, Wokingham

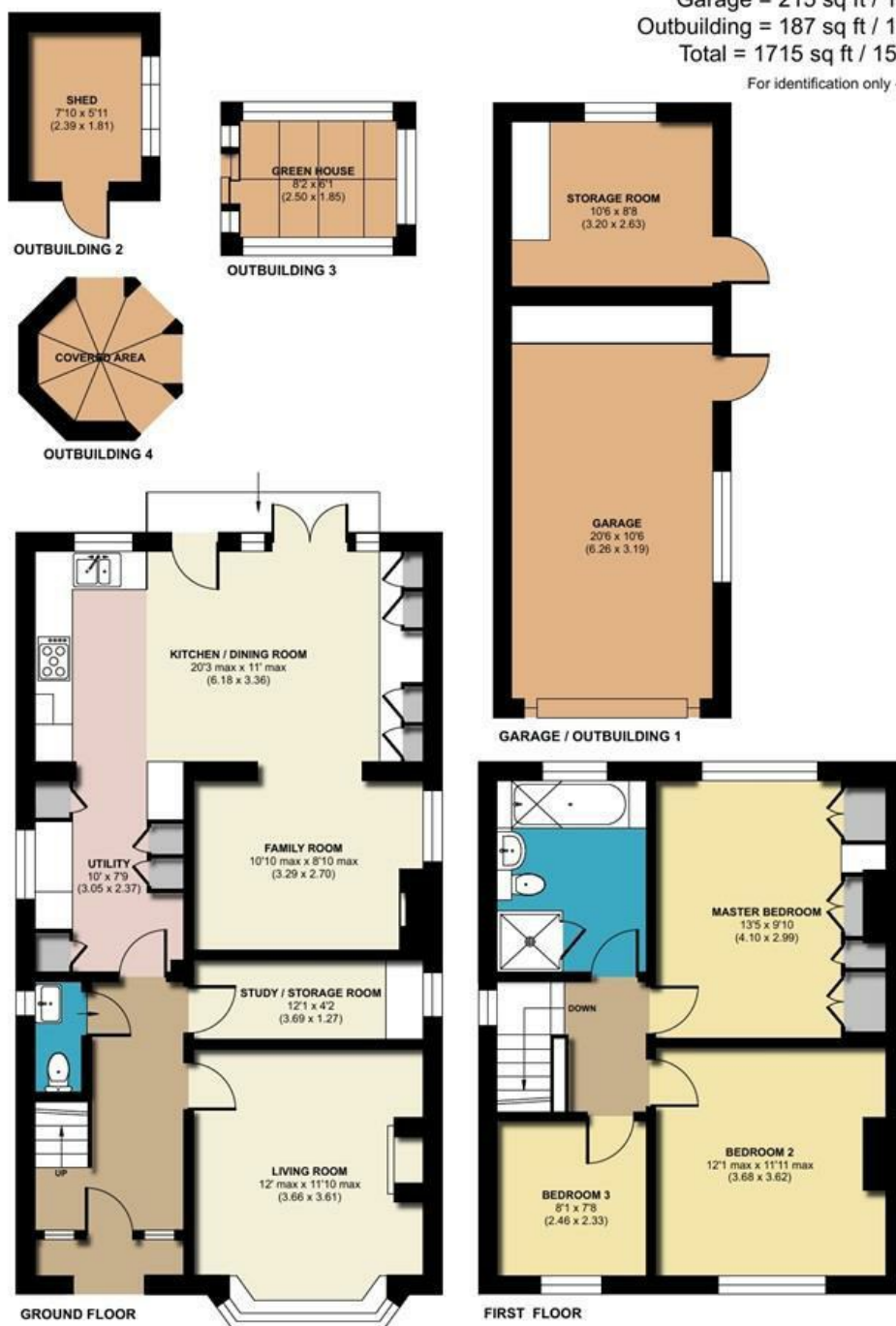
Approximate Area = 1313 sq ft / 121.9 sq m

Garage = 215 sq ft / 19.9 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 1715 sq ft / 159.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Michael Hardy. REF: 1406287

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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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