



10, Barker Close,  
Arborfield,  
Berkshire, RG2 9NQ

**OIEO £800,000 Freehold**



This spacious four/five bedroom detached family home offers versatile and well balanced accommodation, ideal for modern family living. The ground floor features a generous living room, a separate dining room and a large kitchen/breakfast room, creating excellent space for both everyday living and entertaining. A bright conservatory to the rear further enhances the living space, overlooking the garden. A key feature of the property is the additional family room, which offers flexibility to be used as a fifth bedroom, making it ideal for multi-generational living or those requiring ground floor accommodation. A ground floor shower room adds further practicality to this setup. Upstairs, there are four well-proportioned bedrooms, including a spacious principal bedroom with en suite, along with a family bathroom. The layout provides excellent flexibility for growing families.

- Four/five bedroom detached family home
- Family room/bedroom five with ground floor shower room
- Driveway parking and useful external store
- Flexible accommodation ideal for multi-generational living
- Spacious kitchen/breakfast room and separate dining room
- 0.33 Acre plot with gated entrance

The property sits on an impressive plot of approximately 0.33 of an acre, a rare find for the area, offering a wonderful sense of space and privacy. Accessed via a gated entrance shared by just two properties, the setting feels particularly secluded and exclusive. To the front, there is a substantial garden which sets the house well back in the close, creating an attractive and private approach. The plot itself wraps around the property in an irregular shape, providing a variety of outdoor spaces, with mature trees and established greenery forming natural boundaries. Driveway parking is available, along with access to a useful external store.

Barker Close is situated in the popular area of Arborfield, offering a balance of quiet residential living with convenient access to local amenities. Nearby Wokingham town centre provides a wide range of shops, restaurants and leisure facilities, along with excellent transport links. The area is also well regarded for its schooling options and access to green spaces.

Council Tax Band: F (Subject to change)  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C





## Barker Close, Arborfield

Approximate Area = 1816 sq ft / 168.7 sq m

Store = 68 sq ft / 6.3 sq m

Total = 1884 sq ft / 175 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). © nichecom 2026. Produced for Michael Hardy. REF: 1434542

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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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