MICHAEL HARDY
SALES & LETTING



41, Stirling Close,
Crowthorne,
Berkshire, RG45 6JF

OIEO £335,000 Leasehold





Offered to the market in excellent order and located on the fringe of the ever-popular Bucklers Park development, a desirable two bedroom ‘coach house’ built by Legal and General Homes to a high specification. The property is accessed by its own front door with stairs leading to the first floor accommodation. A spacious landing leads to a sizeable master bedroom with fitted wardrobes, there is a good-sized double guest bedroom, an impressive fully tiled bathroom and a beautiful modern kitchen with integrated Bosch appliances and quarts worksurfaces. The kitchen is open plan to a well proportioned living/dining room. The property further benefits from a well maintained front garden and a carport which together with the space in front allows for parking for two vehicles.

- Desirable coach house design
- High specification Legal & General Homes build
- Carport and parking space
- Two double bedrooms
- Gas radiator heating
- Located on favoured Bucklers Park development

The current owner is a keen gardener and her front garden is often remarked on by passing walkers. There is an impressive array of flowers and shrubs, but please note some of the plants will be taken to our seller’s next purchase. To the rear of the coach house the middle carport belongs to our property which allows parking for one vehicle with an extra space in front (parking for two vehicles overall)

Bucklers Park is the latest development on the edge of Crowthorne, built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Bucklers Park benefits from a Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre, and a recently opened Co-Op convenience store. The property is ideally placed for access to the A329(M) and M4.

Council Tax Band: C
Local Authority: Bracknell Forest Council
Energy Performance Rating: C

Leasehold information
Term: 999 yrs from 25th March 2018
Years remaining: 991
Annual Service charge: c.£674.29
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







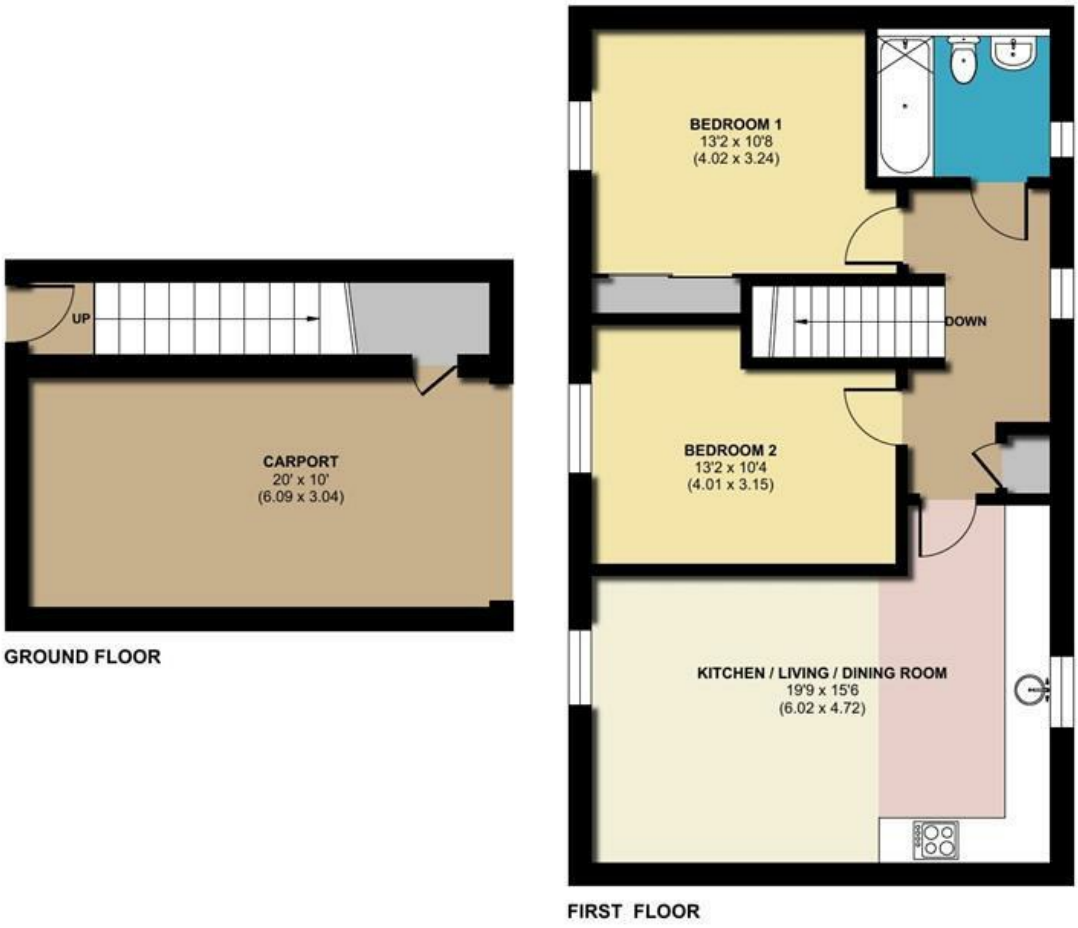


Floorplan

Stirling Close, Crowthorne

Approximate Area = 779 sq ft / 72.3 sq m (exclude carport)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1498509

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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