



**Circle Cottage, 78, Pinewood Avenue
Crowthorne
Berkshire, RG45 6RP**

£665,000 Freehold



Located in a desirable non estate location within a short walk of the village centre, a delightful chalet style detached home which benefits from a rear garden measuring approximately 100ft. The sellers of this lovely home already have a related purchase meaning there is a closed onward chain. The versatile accommodation comprises an entrance hallway, two front aspect bedrooms with both benefiting from bay windows, a spacious inner hallway with stairs to the first floor, a ground floor shower room, a stunning refitted kitchen with solid woodblock tops, breakfast bar, and a separate matching utility. There is also a spacious living room with character gas stove, a good-sized separate dining room with bifold doors to the garden and a study. Upstairs you will find a sizeable master bedroom with views over the garden and a vast family bathroom.

- Desirable non estate setting
- Rear garden measuring c.100ft
- Versatile accommodation
- Scope for further extension (STPP)
- Refitted kitchen with solid woodwork surfaces
- Garage and driveway parking

Outside, the property sits well back from the road with hedgerow providing a great degree of privacy, there is a good sized gravel driveway leading to the single garage with light and power. The remainder of the frontage is laid to lawn. Side access opens to the rear garden which measures approximately 100ft in length and benefits from a sizeable patio. There are mature well stocked shrub borders, vegetable beds and a pond. There is an outside double glazed cabin with power which would make an ideal home office.

Located within a short stroll of Crowthorne High Street with its range of shops and eateries. Pinewood Avenue has an attractive mix of properties including semi and detached homes, chalets and houses, some of which date back as far as the turn of the last century. Local beauty spots include the Heathlake Nature Reserve, Devil's Highway walkway and Swinley Forest cycle trails and the Wildmoor Heath Nature Reserve. Bucklers Park is also within a short stroll with the popular Hall and Woodhouse pub, cafes and Co-Op convenience store.

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





Pinewood Avenue, Crowthorne

Approximate Area = 1336 sq ft / 124.1 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Garage = 126 sq ft / 11.7 sq m

Outbuilding = 90 sq ft / 8.3 sq m

Total = 1627 sq ft / 151 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). © nichcom 2025. Produced for Michael Hardy. REF: 1365034

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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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Ref: 15246719 | Folio: C5985 | 16th October 2025