



78, Wokingham Road  
Crowthorne  
Berkshire, RG45 7QA

**£1,250,000 Freehold**





Situated in a desirable non estate setting and positioned on a sizeable plot of just under ½ acre, a desirable executive family home which is offered to the market with no onward chain. The spacious and versatile accommodation which measures 3,130 sq.ft (including the double garage) comprises a large welcoming entrance hallway, cloakroom with storage for shoes and coats, a games room/sitting room, a 29' living room which is open plan to a sun room/reading room, a study and office, a spacious family room with double doors to the garden and a sizeable fitted kitchen/dining room with solid wood units and a separate utility. Upstairs you will find an impressive master bedroom with vaulted ceiling, an excellent range of fitted wardrobe units, and a modern ensuite bathroom. There is a spacious guest bedroom with a modern ensuite shower room and three further double bedrooms and a family bathroom.

- Generous plot just under ½ acre
- Two ensuites and a family bathroom
- Six reception rooms
- 3,130 sq. ft. of accommodation (including the garage)
- Open plan spacious kitchen
- No onward chain

Outside, the property sits back from the road with a brick wall defining the boundary. As you drive in between the brick pillars in you are met with a sizeable driveway providing parking for numerous vehicles and leading to the double garage with light and power. The fully enclosed and secluded rear garden offers a fantastic space for entertaining or for children to run free. A raised patio steps down to the remainder of the well-manicured garden which is laid to lawn with an extensive variety of shrubs and trees. The rear of the garden backs onto woodland providing a great degree of privacy.

Wokingham Road is highly desirable and ideally situated on the doorstep of the National Trust 'Ambarrow Hill' woodland and approximately 1.5 miles to the west of Crowthorne village and approximately 1/2 mile from Crowthorne railway station. Good local schools are available at all levels including the prestigious Wellington College. The A329(M), M4 and M3 motorways are also within easy reach. If you are looking for extensive accommodation on sizeable plot in a desirable non estate setting then this could be the house for you.

Council Tax Band: G (Subject to change)  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: D







## Wokingham Road, Crowthorne

Approximate Area = 3062 sq ft / 284.5 sq m (includes attached garage)

Limited Use Area(s) = 60 sq ft / 5.5 sq m

Total = 3122 sq ft / 290 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 2025. Produced for Michael Hardy. REF: 1361769

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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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