MICHAEL HARDY
SALES & LETTING



23, New Wokingham Road,
Crowthorne,
Berkshire, RG45 6JG

£530,000 Freehold





Offered to the market in immaculate order and benefitting from driveway parking and a rear garden measuring approximately 100 ft. in length, a beautiful period semi detached home with the added benefit of a closed onward chain. The characterful accommodation comprises an entrance porch, a living room with open fire, box bay window and shutters, a separate dining room with ornate fire surround and a stunning shaker style kitchen with door to the rear garden. Upstairs you will find a master bedroom, two further bedrooms and a lovely family bathroom. A notable feature of the property is the west facing rear garden with its high-quality, insulated 3m x 4.2m Crane garden room with light, power and electric heating. This desirable garden room could make a fantastic home office, hobby room, or children's play room.

- Stunning character cottage
- Stylish first floor bathroom
- Private west facing rear garden c.100 ft
- Beautiful shaker kitchen
- Driveway parking for two vehicles
- Crane garden room (3mx4.2m) with light and power.

To the front of the property you will find a gravel driveway providing parking for two vehicles, side access opens to the sizeable west facing rear garden which measures approximately 100ft in length. The rear garden offers a good degree of seclusion and is fully enclosed by panel fencing with a patio, the remainder laid to lawn with an array of well stocked flower and shrub borders. A gravel pathway leads to a timber built shed. There is also a stunning summer house at the very rear of the garden which has light, power, heating and is fully insulated.

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

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





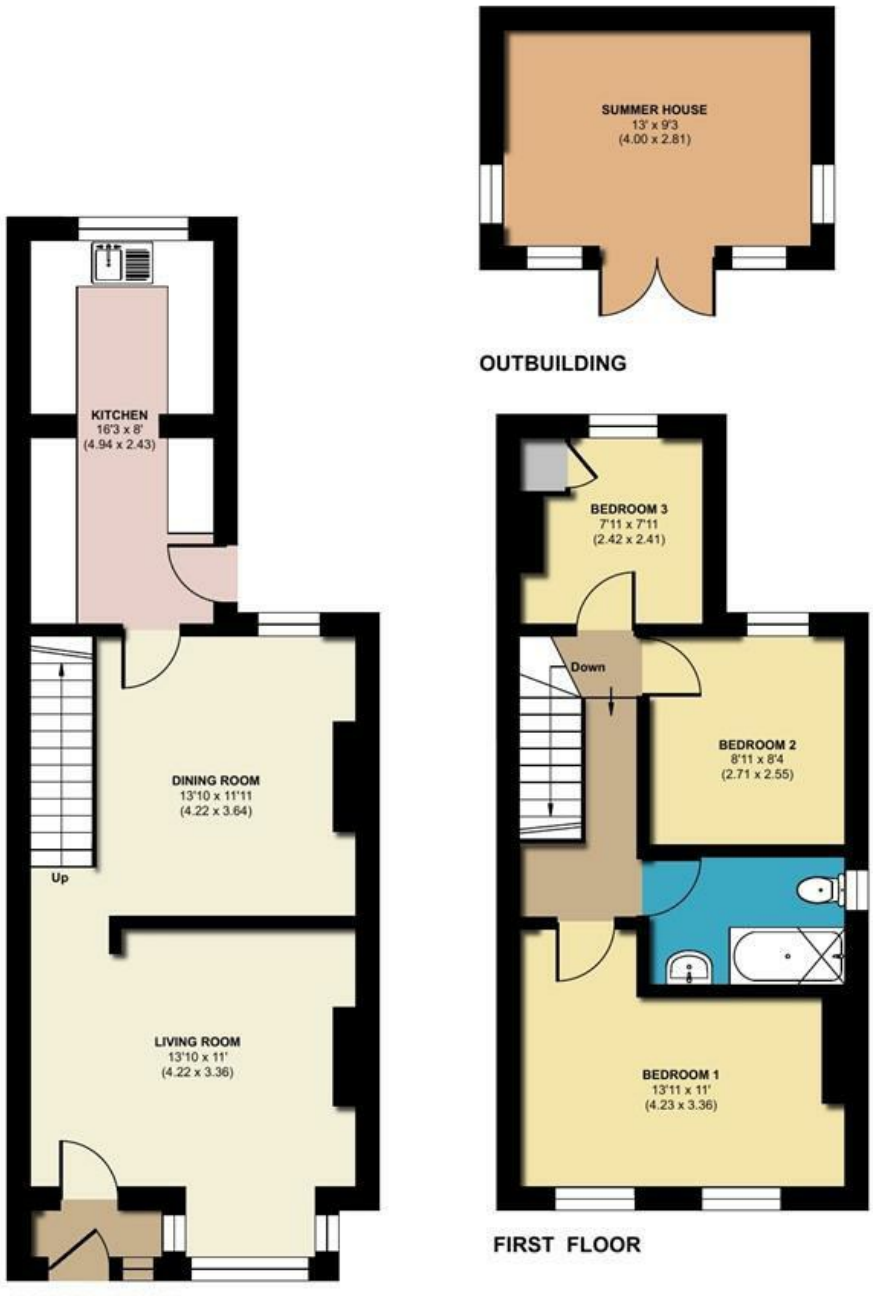




Floorplan

New Wokingham Road, Crowthorne

Approximate Area = 883 sq ft / 82 sq m
Outbuilding = 121 sq ft / 11.2 sq m
Total = 1004 sq ft / 93.2 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: 1492963

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776
properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999
crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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.
Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303