



196c, Old Woosehill Lane  
Wokingham  
Berkshire, RG41 3HQ

**Guide Price £950,000 Freehold**



Situated in a sought-after area of Wokingham, this impressive six-bedroom detached family home offers substantial and flexible living accommodation arranged over three floors, with over 2,300 sq ft in total. The spacious layout includes a bright living room with bay window, a large kitchen/dining room, a separate study and a large utility room on the ground floor. The first floor hosts four well-proportioned bedrooms including a generous master suite with en suite bathroom, while the second floor provides two additional double bedrooms and a shower room, perfect for teenagers, guests, or a dedicated home office space.

- Six bedrooms
- Large kitchen/dining room
- West facing garden
- Three bathrooms
- Study and utility room
- Off-street parking, detached garage

To the front, the property offers ample off street parking along with access to the detached garage, providing secure storage and additional parking if needed. The west facing rear garden is mainly laid to lawn and benefits from afternoon and evening sun, making it ideal for outdoor dining and entertaining. Mature borders provide privacy and a pleasant outlook.

Old Woosehill Lane is well-regarded for its convenient location within easy reach of Wokingham town centre, reputable local schools, and open green spaces. Excellent transport links include easy access to the A329(M) and M4, along with Wokingham's mainline train station, making it a popular area for families and commuters alike.

Council Tax Band: G  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

NB; There is no formal estate charge. Residents contribute equally to the maintenance of the communal areas, including quarterly lighting costs, which are paid directly to the supplier, this will need to be verified through your solicitor, as part of the conveyancing process.





## Old Woosehill Lane, Wokingham

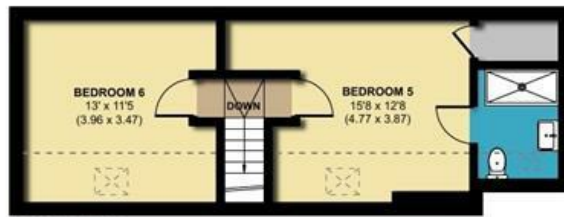
Approximate Area = 2095 sq ft / 194.6 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

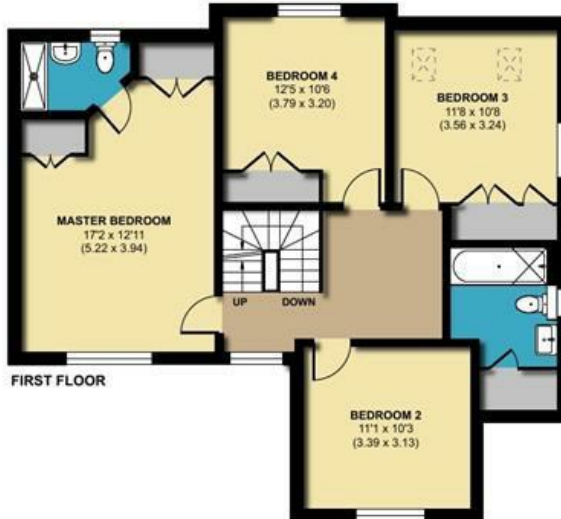
Garage = 187 sq ft / 17.3 sq m

Total = 2377 sq ft / 220.7 sq m

For identification only - Not to scale



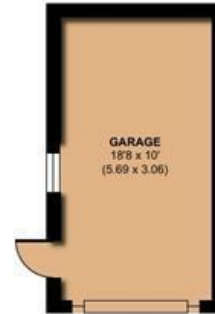
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



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: 1316185

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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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