



**5, Home Farm Cottages, Bearwood Road
Sindlesham
Berkshire, RG41 5BS**

£425,000 Freehold



This well presented two bedroom cottage is set in a desirable non estate location which is close to parkland and Nirvana Spa. The accommodation comprises living room with French doors leading to the rear garden, kitchen, cloakroom and two double bedrooms, each with en suite shower rooms. The well maintained rear garden is east facing with a single adjoining garage at the rear with allocated parking.

- Spacious living room overlooking rear garden
- Kitchen with integrated appliances
- Cloakroom with white suite
- Two double bedrooms with en suite shower rooms
- Garage and parking at rear
- Walking distance to Nirvana Spa

The east facing rear garden is laid to lawn and enclosed by wooden picket fencing with well stocked shrub borders and stepping stones which lead to the gated rear access with a garage in a block and a parking space with an area of patio at the rear of the house. The front garden is laid to lawn with wooden picket fencing at the front and a block paved path leading to the front door with covered entrance porch.

Home Farm is a charming development of both farm building conversions and new build homes. It was built in 2000 by renowned local developer Luff Homes to an exacting standard with great attention paid to both materials used and the surrounding landscaping. There is a local pub just a few minutes walk away; it is also well placed for M4/A329(M) access.

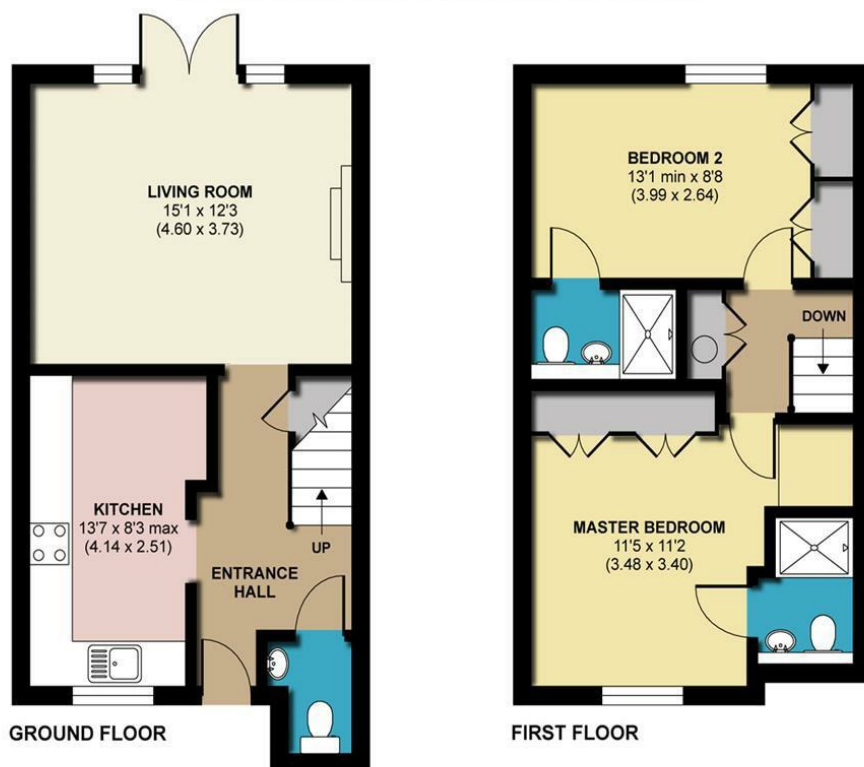
Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Bearwood Road, Sindlesham

APPROX. GROSS INTERNAL FLOOR AREA 818 SQ FT 76 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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