



**Birch Grove, Lower Wokingham Road
Crowthorne
Berkshire, RG45 6DB**

£975,000 Freehold



Located in a desirable non estate setting and positioned well back from the road on a plot measuring c.1/5 acre, a spacious four bedroom detached home with ample driveway parking and a double garage. The well-kept accommodation comprises an entrance hallway, a spacious 32' living/dining room with wood burner, a kitchen with upmarket worktops, a utility with butler sink, a family room with double doors to the garden and a good sized study. Upstairs you will find an impressive master suite with ample fitted wardrobe units and a four piece bath/shower room. There are three further bedrooms and a modern family shower room.

- Desirable non estate setting
- Over 2,200 sq. Ft of accommodation (including garage)
- Ensuite and family shower room
- c.1/5 acre plot & scope for further extension (STPP)
- 32' living/dining room
- Good sized garden & Double garage

The property sits well back from the road, offering a good degree of seclusion, and benefits from an electric gate operated by remote control. The frontage features from a vast gravel driveway, providing parking for numerous vehicles in addition to a detached double garage. Side access opens to the good-sized rear garden with mature borders providing a good degree of privacy. There is a patio with the remainder of the garden laid to lawn.

This desirable detached residence is situated approximately one mile to the west of Crowthorne village and just over half a mile of Crowthorne railway station and a short drive from Reading, Bracknell and Camberley providing easy access to the M3 and M4 motorways. Simons Woods and the Ridges National Trust land is also within walking distance.

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





Floorplan

Denotes restricted head height

Lower Wokingham Road, Crowthorne

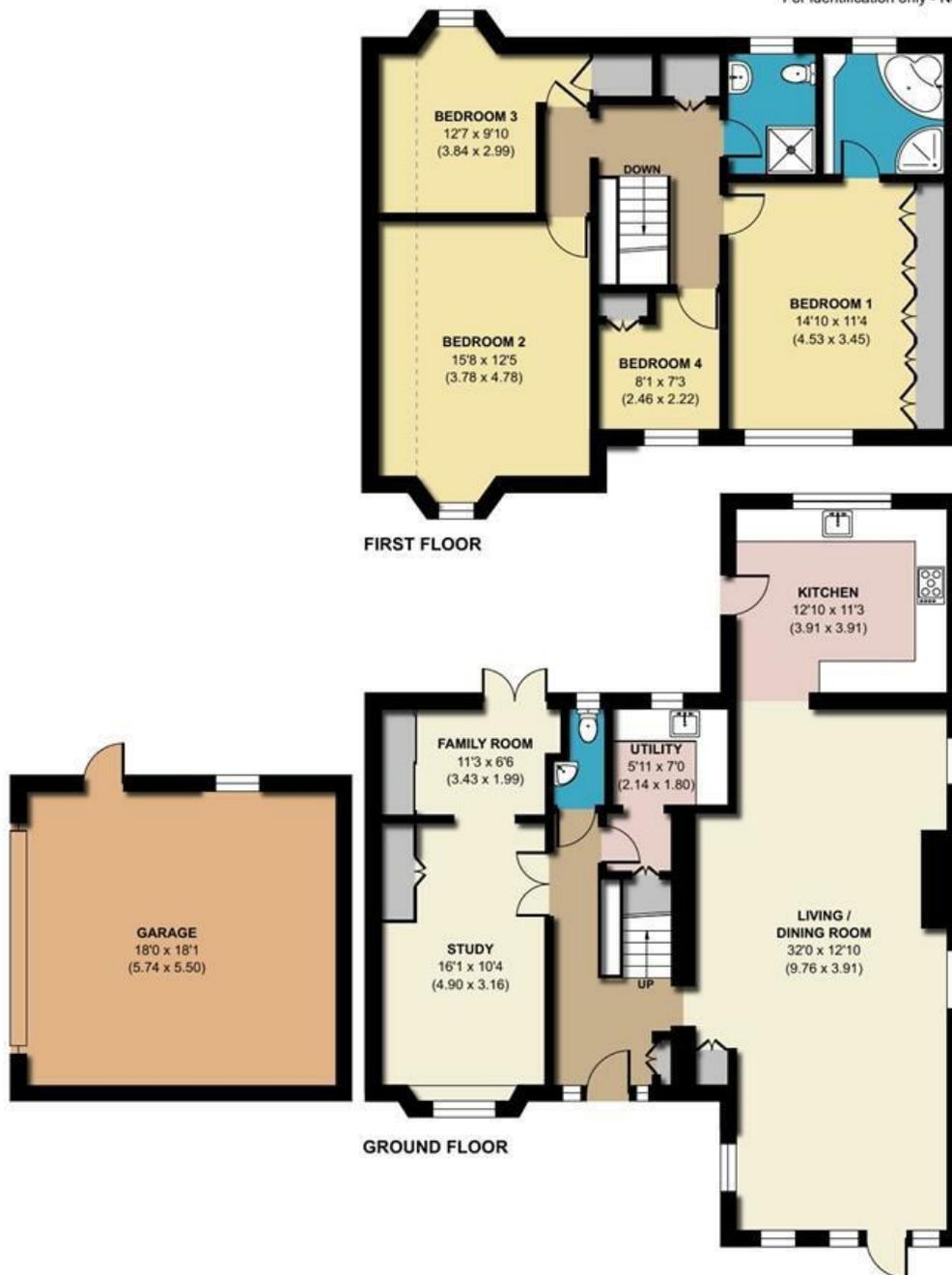
Approximate Area = 1859 sq ft / 172.7 sq m

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

Garage = 340 sq ft / 31.5 sq m

Total = 2259 sq ft / 209.7 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: 1406133

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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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