



51, Wellington Road  
Crowthorne  
Berkshire, RG45 7LJ

**£825,000 Freehold**





Ideally located within a short walk of the village high street and the outstanding secondary school, we are delighted to present this stunning character home to the market which has been sympathetically extended by the current owners to a very high standard. The property has further scope for extension with approved planning permission to extend to the front of the property should you require even more space. The high specification accommodation starts with an entrance porch and hallway and a utility area with solid wood worktop which leads through to the downstairs cloakroom. The notable feature of this beautiful home is the stunning grey gloss kitchen which is open plan to a spacious dining room with wood burner and doors opening to the landscaped garden. An attractive sliding door then opens from the dining room to the living room/snug. Upstairs you will find an impressive 17'x10' master bedroom, three further bedrooms (please note bedrooms two and four are joined but could easily be partitioned by the erection of a stud wall) and a delightful four piece family bath/shower room. If you are looking for a character home which lends itself to entertaining than look no further, viewings come highly recommended.

- Stunning character home
- High specification finish
- Generous sized garden with outbuilding
- Sympathetically extended
- Planning granted for further front extension
- Short walk to Village centre and Edgbarrow School

If you were impressed internally, the outside does not disappoint. The front is landscaped with a low level brick wall with step to the pathway which leads to the front door. There is driveway parking and a 22'x10' garage which benefits from light, power, electric roller door and is fully plastered inside. A side gate opens to the delightful tiered rear garden which comprises a patio area, stepping up to a further patio with seating area and a pergola to cover the owners hot tub. A gravel path leads to the wooden outbuilding which benefits from light, power and is currently set up as a small hair salon. The remainder of the garden is laid to lawn with mature shrub foliage and a wooden log store.

Set just off the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities, Wellington Road is an attractive tree-lined street with a mix of mainly Victorian period homes with some more modern properties, overlooking the popular Morgan Recreational Park. Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

Council Tax Band: F  
Local Authority: Bracknell Forest Council  
Energy Performance Rating: C

NB: Please note the sellers have not requested building control sign off in case the new purchaser wishes to continue to extend as per the plans on Bracknell Council planning portal 21/01194/FUL







## Wellington Road, Crowthorne

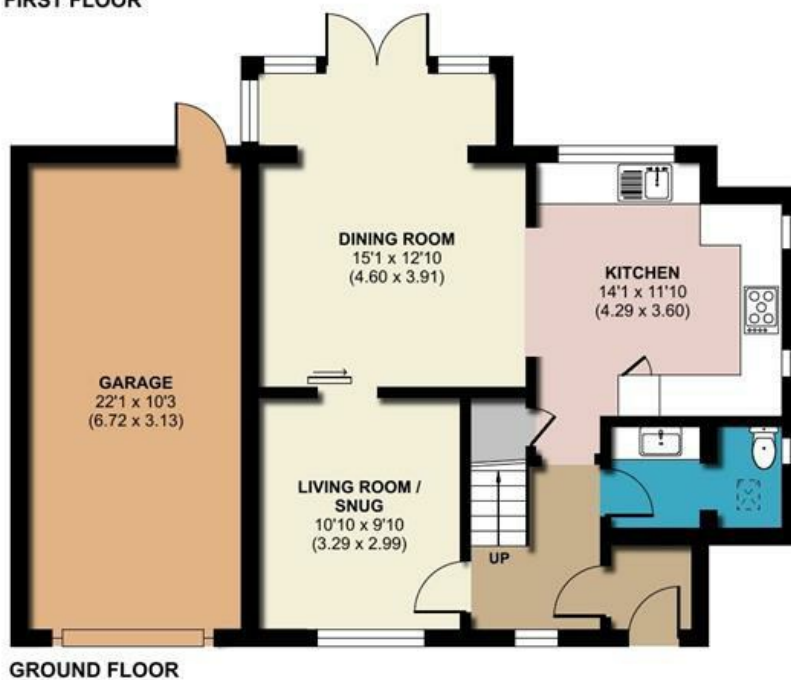
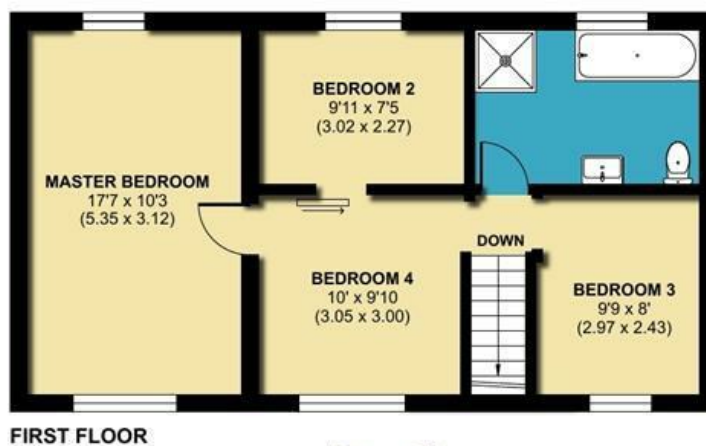
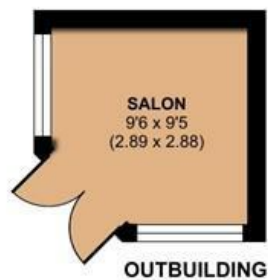
Approximate Area = 1150 sq ft / 106.8 sq m

Garage = 230 sq ft / 21.3 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 1463 sq ft / 135.8 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). © nitchcom 2025. Produced for Michael Hardy. REF: 1319992

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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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