



**35, Addiscombe Road,
Crowthorne,
Berkshire, RG45 7JU**

£1,150,000 Freehold



Located on a delightful unmade road, a sizeable and extended detached residence which occupies a plot of just under ½ acre and has the benefit of a self contained annexe and a stunning external gym with kitchenette and shower room. The versatile accommodation comprises an entrance hallway, modern cloakroom, study, a 20' x 15' living room with bi fold doors opening to the seating terrace with views across the garden. There is a lovely shaker style kitchen with granite work tops and central island, a separate utility, an annexe bedroom/extra reception, a stylish modern kitchen for the annexe and an annexe living room/family room. Upstairs you will find an impressive master bedroom with fitted wardrobes, a modern ensuite and double doors to a covered balcony. There is a guest bedroom with a stylish ensuite, two further bedrooms and a beautiful four piece bath/shower room. If you require ample storage, this property ticks all the boxes, there is a basement level insulated store and workshop, a separate garage, workshop and a further store. Viewings are highly recommended to appreciate this versatile and individual home.

- Sizeable plot of just under ½ acre
- Annexe potential
- Stunning 19' gym/outbuilding with kitchen & shower room
- Kitchen with central island & granite worksurfaces
- Five bed/ three bath property
- Garage, workshop and stores

To the front the property benefits from twin gated access leading to two separate driveways with decorative hard landscaping between them. The right hand drive leads to a further gated driveway which is an excellent area for storing a motor home or caravan. This then leads to the detached garage, workshop and store. There is a further insulated store and workshop located below the seating terrace and kitchen. The south facing rear garden is approaching 200' in length with a patio, well manicured lawn and mature shrub borders providing a high level of privacy. There is an impressive outbuilding to the rear of the garden with light, power, kitchenette, and shower room which the current owners use as a gym.

Addiscombe road is an unadopted unmade road located between Lower Broadmoor Road and Pinehill Road and overlooking the Morgan Recreation Ground. It is ideally situated within a short walk of the village high street with its selection of bars, cafes, shops and restaurants. Wildmoor Heath are also both within a short stroll as is the outstanding Edgbarrow School.

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





Addiscombe Road, Crowthorne

Approximate Area = 2533 sq ft / 235.3 sq m

Limited Use Area(s) = 211 sq ft / 19.6 sq m

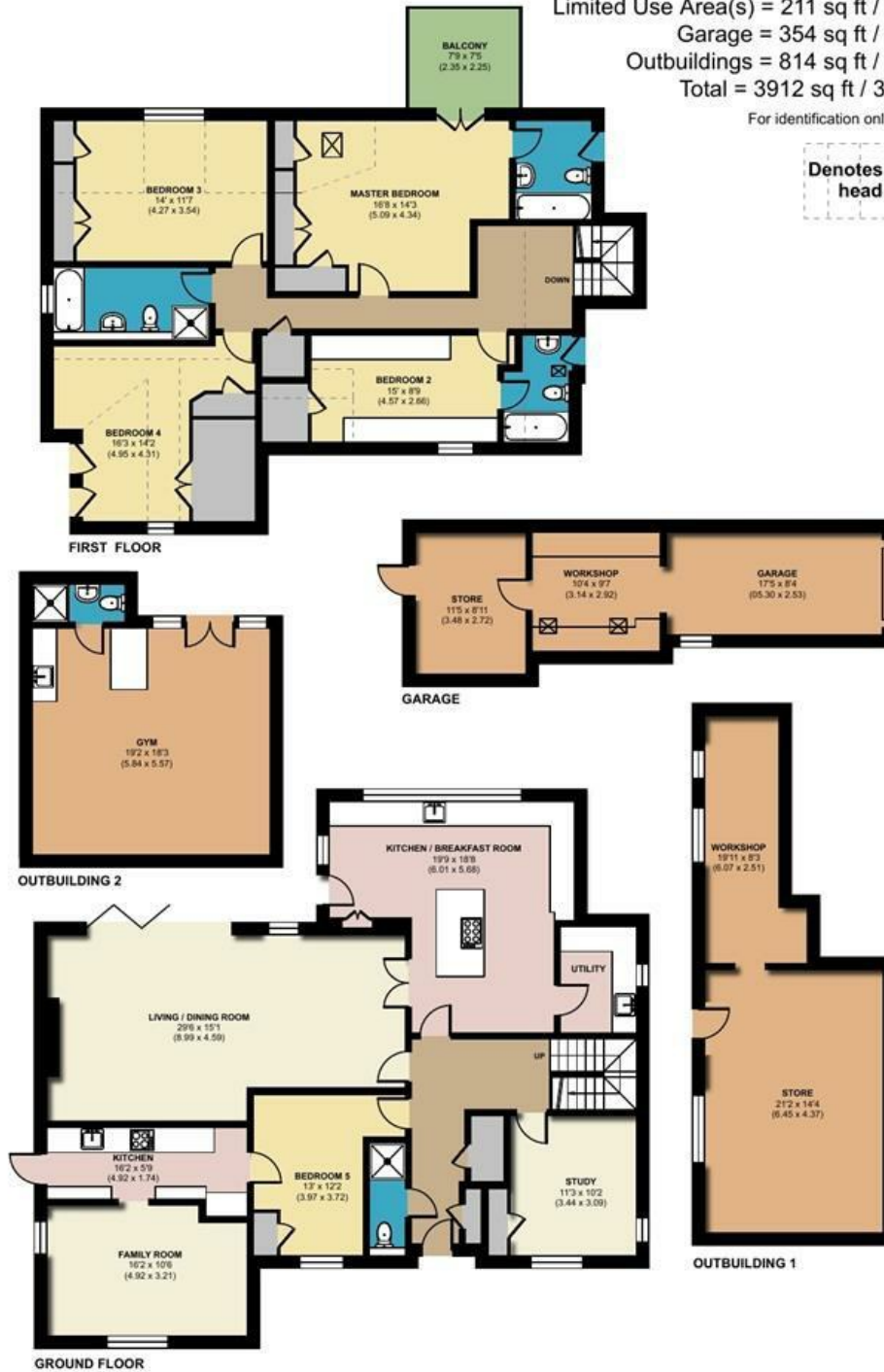
Garage = 354 sq ft / 32.8 sq m

Outbuildings = 814 sq ft / 75.6 sq m

Total = 3912 sq ft / 363.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Michael Hardy. REF: 1482236

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