



20, Thornbury Close  
Crowthorne  
Berkshire, RG45 6PE

**Guide Price £750,000 Freehold**



Located in a desirable non estate setting within a short walk of the village High Street, a desirable four/five bedroom detached home presented to the market in excellent order and offering versatile living. The well-kept accommodation comprises an entrance hallway, fifth bedroom/study, a lovely downstairs modern shower room, dual aspect living room with wood burner, a modern fitted kitchen with solid wooden worktops with archway to a sizeable dining room with patio doors to the garden. Upstairs there are four bedrooms and a lovely refitted shower room. Further features include a single garage with ample driveway parking and a secluded enclosed rear garden.

- Spacious corner plot
- Ample driveway with parking for c. six vehicles
- Option to extend/convert garage (STPP)
- Versatile accommodation
- Historic planning granted (application number 142327)
- Walking distance to local schools including Edgbarrow

This popular location is situated not far from the village High Street with its variety of shops, eateries and amenities. Good local schools at all levels are within a reasonable distance (subject to catchment areas). Nearby are many noteworthy beauty spots which include the Heathlake Nature Reserve with its pleasant woodland walks.

To the front there is an ample gravel drive providing parking for numerous vehicles and leading to the single garage. Side access opens to the fully enclosed and secluded west facing rear garden with patio and the remainder laid to lawn with mature borders. A timber build shed is included in the sale price and there is a further gravelled area ideal for extra storage to the side of the property.

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





## Thornbury Close, Crowthorne

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 127 sq ft / 11.7 sq m

Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 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: 1400701

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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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Ref: 18553780 | Folio: C6003 | 22nd January 2026