



41, Old Wokingham Road
Crowthorne
Berkshire, RG45 6SS

£686,000 Freehold



Michael Hardy are pleased to offer to the market this delightful character cottage benefiting from versatile accommodation to include four bedrooms, three bathrooms and a westerly facing rear garden extending to approximately 140'. This superbly presented home comprises an entrance hallway, living room with fireplace bay window, a modern kitchen diner with bi folding doors to the garden, a further dining room/family room and reception room or study that could be used as an additional bedroom as there is a convenient bathroom to the ground floor. Upstairs there are three more bedrooms, (the dressing room/nursery is accessible via the third bedroom), plus an ensuite for the main bedroom and a family bathroom. The property further benefits from ample driveway parking and a single integral garage

- Beautiful character home
- Delightful westerly aspect rear garden c 140'
- Three bathrooms
- Sympathetically extended
- Versatile accommodation
- Garage and driveway parking

This extended and characterful home is located close to the centre of Crowthorne village and is also well placed for schools at all education levels. Old Wokingham Road has a pleasant mix of properties some of which date back as far as the turn of the last century. Also nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College, Heathlake Park with its pleasant woodland walks around the Heath Lake, the Devil's Highway walkway and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists alike and the recently constructed Bucklers Park Nature Reserve.

We recommend you view this house in person, to appreciate everything on offer.

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

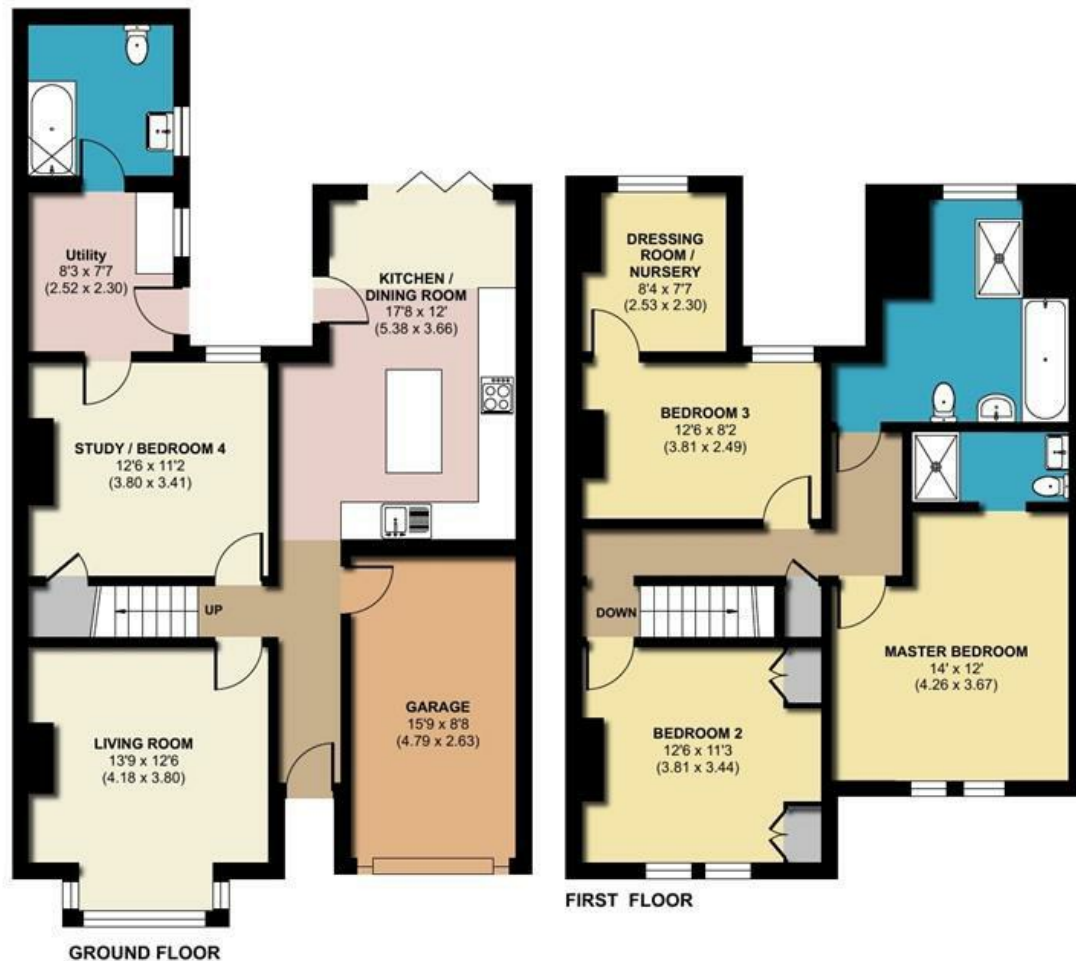




Old Wokingham Road, Crowthorne

Approximate Area = 1583 sq ft / 147 sq m (includes attached garage)

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 2025. Produced for Michael Hardy. REF: 1286041

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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.

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

Ref: 18341803 | Folio: C5912 | 13th May 2025