



8, New Wokingham Road,  
Crowthorne,  
Berkshire, RG45 7NR

**£725,000 Freehold**



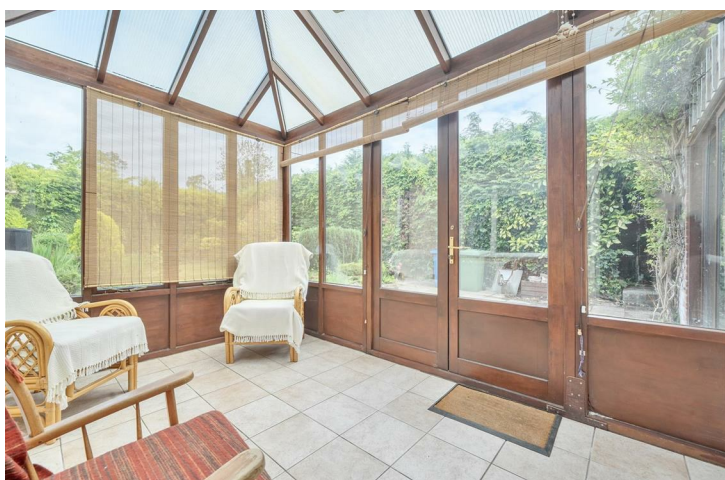
Located in a desirable non estate setting and offered to the market with no onward chain, a sizeable five bedroom family home benefitting from a generous 'in and out' driveway and an extra length garage. The accommodation comprises an entrance porchway, an entrance hallway which is larger than usual and is setup as a dining room, a dual aspect living room, family room, kitchen and breakfast room with a separate utility and a sunroom. Upstairs you will find a master bedroom with ensuite shower room, four further bedrooms and a family bathroom. The property further benefits from a private east facing rear garden and has scope for further improvement.

- Desirable non estate setting
- Ample driveway parking and garage
- Five bedrooms, two bathrooms
- Extended accommodation
- Scope for further improvement
- No onward chain

New Wokingham Road is within walking distance of the village centre and this particular home is conveniently located midway between Crowthorne railway station and the High Street with its variety of stores, eateries and general amenities. Nearby are many noteworthy beauty spots which include the National Trust 'Ridges', Heathlake Nature Reserve with its pleasant woodland walks around the lake, the grounds of Wellington College and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

To the front you will find an 'in and out' gravel driveway which leads to the extra length garage. Side access opens to the east facing rear garden which offers a good degree of privacy and benefits from a sizeable parti with a pond. The remainder is mainly laid to lawn with well kept shrub border and a timber built lean to/shed to the side of the property,

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





## New Wokingham Road, Crowthorne

Approximate Area = 1931 sq ft / 179.3 sq m

Garage = 253 sq ft / 23.5 sq m

Total = 2184 sq ft / 202.8 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: 1470605

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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