



12, Stirling Close  
Crowthorne  
Berkshire, RG45 6JF

**OIEO £570,000 Freehold**



Located on the favoured Bucklers park Development and still benefitting from a valid NHBC certificate, a beautifully presented three bedroom detached home to the highly desirable Chadwell design. The property is presented in excellent order and the accommodation comprises as follows; an entrance hallway, cloakroom, a stunning stylish kitchen/dining room with integrated Bosch appliances, a living room with bifold doors to the garden and semi-open plan to the front aspect family room/study. Upstairs you will find the master bedroom with dual aspect windows, fitted wardrobes and a fully tiles high specification ensuite. There are two further double bedrooms and a well presented fully tiled family bathroom.

- Desirable detached home on Bucklers Part
- Stylish open plan kitchen/diner
- Family room/study (semi open plan to living room)
- Bespoke high quality outdoor office
- Living room with bifold doors
- Driveway Parking

Outside, there is a partially covered tandem length driveway and a courtesy path to the front door splitting the well-stocked shrub beds. Side access opens to the secluded rear garden with the current owners having extended the patio area and installed a high quality wooden home office which is fully insulated and benefits from light and power. The remainder of the garden is mainly laid to lawn.

Bucklers Park is the latest development on the edge of Crowthorne built amongst established woodland and close to a newly designated area of 100 acres of permanent woodland and nature reserve. The property is a short walk from Crowthorne village centre which benefits from a good variety of independent shops, restaurants and public houses. Bucklers Park benefits from a Hall & Woodhouse restaurant/bar, a community garden, neighbourhood centre and a recently opened Co-Op convenience store. The property is ideally placed for access to the A329(M) and M4.

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

There is an annual estate charge of c.£209.40 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







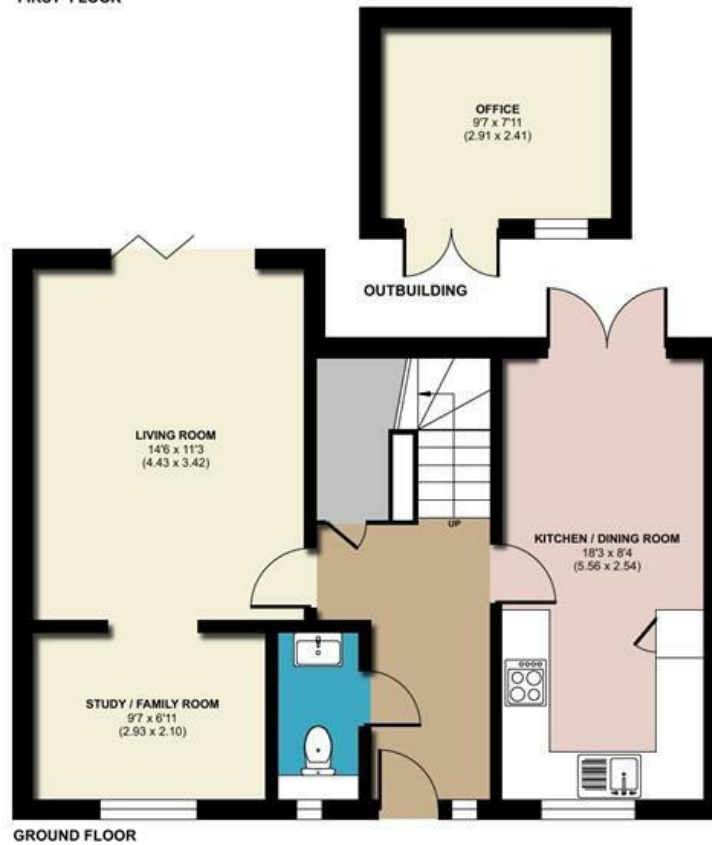
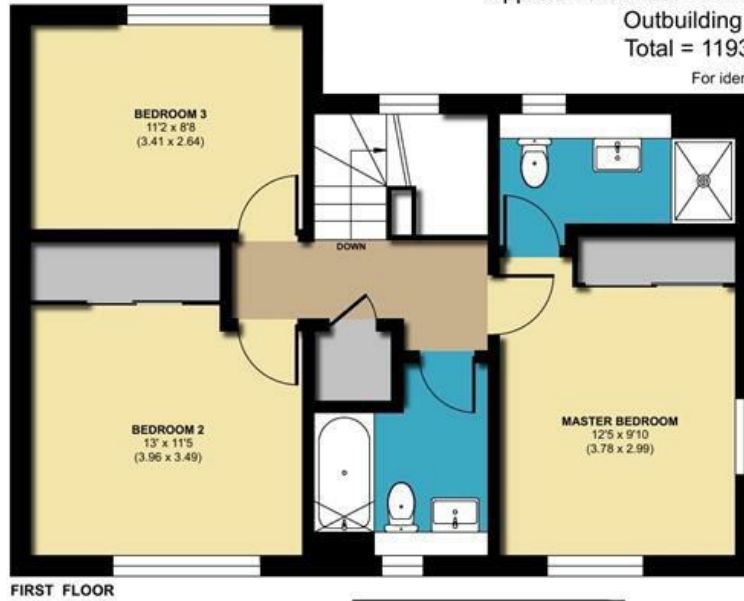
## Stirling Close, Crowthorne

Approximate Area = 1117 sq ft / 103.7 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1193 sq ft / 110.7 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). © nichecom 2025. Produced for Michael Hardy. REF: 1288273

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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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