



**5, Ardwell Close,  
Crowthorne,  
Berkshire, RG45 6BA**

**£975,000 Freehold**



Offered to the market with no onward chain and located in one of Crowthorne's most prestigious roads within a short walk of the renowned East Berkshire golf course, a sizeable detached residence with its own separate annexe situated on a sizeable and secluded plot of c.0.52 acre. The property offers development potential (subject to planning) and the current accommodation comprises as follows; an entrance hallway, living room with bay window, folding doors opening to a spacious 22' dining room with sliding patio doors to the garden. There is a kitchen/breakfast room with separate utility, two good sized bedrooms, a bathroom with a separate W.C, a family room, and a double bedroom with an ensuite shower room. An inner hallway then leads you to the office which in turn provides access to the self-contained annexe which can also be accessed via its own front door with hallway. The annexe living room is currently being used as a master bedroom with the annexe bedroom being converted into a dressing room with a good range of fitted wardrobe units. There is a modern shower room and a separate kitchen. The annexe runs off its own heating system with separate boiler and has its own council tax banding separate from the main bungalow. The property further benefits from a double garage and substantial driveway parking.

- Sizeable plot of c.0.52 acre
- Bungalow and self-contained annexe
- Short walk to East Berkshire Golf Course
- Development potential (STPP)
- Double garage & driveway parking
- Chain free

Located on a desirable and secluded plot of c.0.52 an acre, the property is approached by a large gravelled driveway providing parking for numerous vehicles and leading to the detached garage with electric door, light, power storage cupboard, with an attached outside W.C accessible from the garden. The stunning well tended south west facing rear garden features a spacious patio and an extensive lawn. While the mature rhododendrons appear to mark the rear boundary, the garden continues beyond the mature foliage, offering a delightful array of flowers, shrubs and trees providing several focal points throughout the garden.

This desirable property is conveniently located on one of Crowthorne's most prestigious roads. Situated within a short walk to Crowthorne railway station and its neighbouring shops and amenities with the East Berkshire golf course only a short stroll away also. Nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', Wellington College with its delightful grounds, Heathlake Nature Reserve with its pleasant woodland walks around the Lake and the Devil's Highway walkway. The local shopping parade is also within a short walk which includes The Hive Craft Beer and Coffee shop and 'U' Bakery.

Please note: The executors have advised that the property contains spray foam insulation in the lofts. They are currently obtaining specialist quotes to have this removed. Please contact the agent for further details.

Council Tax Band: F / Council Tax Band Annex: A  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: D / Energy Performance Rating Annex: D





## Ardwell Close, Crowthorne

Approximate Area = 1367 sq ft / 126.9 sq m

Annexe = 1023 sq ft / 95 sq m

Total = 2390 sq ft / 221.9 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 2026. Produced for Michael Hardy. REF: 1447279

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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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