



Sunnyside, Hatch Ride
Crowthorne
Berkshire, RG45 6LB

OIEO £1,000,000 Freehold



Positioned on a generous sized plot and located in a desirable non-estate setting is this surprisingly spacious well presented charming four bedroom, four reception room detached character family home. Built c.1908 the property offers an abundance of period features. Presented in good order throughout and the accommodation comprises living room with a traditional fireplace, dining room, spacious snug/family room, fully fitted study/home office, good sized kitchen leading to a separate utility area, a cloakroom and an impressively large garage conservatory. Upstairs there are four double bedrooms the master of which includes a refitted ensuite shower room and a further refitted family bathroom suite. Further benefits include an exceptionally large driveway providing parking for several vehicles and a detached double garage with a spacious c.17ft garden room attached to the rear which would make an ideal gym, home office studio or workshop. A viewing is highly recommended in order to appreciate the what this exceptional and unique family home has to offer.

- Four double bedrooms
- Exceptionally large gated driveway with parking for several vehicles
- Detached double garage with additional garden/gym room
- Four receptions
- Landscaped secluded rear garden
- Within close proximity transport links and local amenities

The secluded front of the property is fully enclosed and gated with a split garden area mainly laid to lawn with borders including a mixture of trees, hedges, plants and flowers with a courtesy path leading to the front door, has an unusually large driveway providing parking for several vehicles and a double garage with an attached garden room. To the rear is a generously sized secluded landscaped rear garden mainly laid with artificial lawn, a patio area.

Hatch Ride which is to the north side of the village and ideally situated within walking distance of Hatch Ride Primary School and local amenities. Bucklers Park Forest is also within easy reach which provides a great space for walking and cycling together with Crowthorne Woods which leads into the ever popular Swinley Forest.

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





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Approximate Area = 2402 sq ft / 223.1 sq m (includes 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: 1279643

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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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