



**9 Woodcote Green
Crowthorne
Berkshire, RG45 6HZ**

£350,000 Freehold



Ideally positioned on the periphery of the popular Bucklers Park development and within a stone's throw of Bucklers Forest, a detached freehold two bedroom coach house built by Legal and General Homes to a high specification. The desirable accommodation includes stairs to the first floor living which comprises a triple aspect open plan kitchen/dining/living room, with stylish units and integrated Bosch appliances. There are two double bedrooms and a luxurious fully tiled bathroom with heated mirror. The property further benefits from a car port and allocated parking space to the rear and a small well tended garden to the front.

- Rarely available detached FREEHOLD coach house
- On the periphery of the development
- Close to amenities and country park
- Carport and one allocated parking space
- High spec finish to kitchen and bathroom
- Possibility of no onward chain

To the front there is a small well-tended garden with steps leading to the maisonette's private front door. A pathway to the side leads to the parking area where the property benefits from a car port with a parking space directly in front. The current owner has created an unofficial store to the rear part of the car port.

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.

There is an annual estate charge of c.£553.97 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

The property rental is estimated to achieve £1,400 per calendar month for an unfurnished/furnished let, reflecting market conditions as at 25th March 2026

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

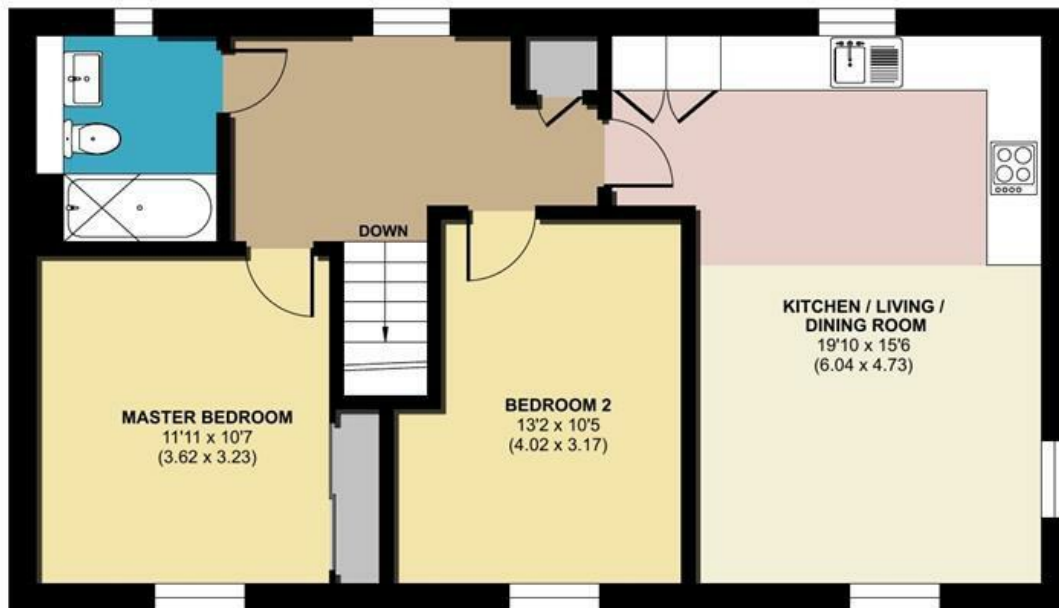




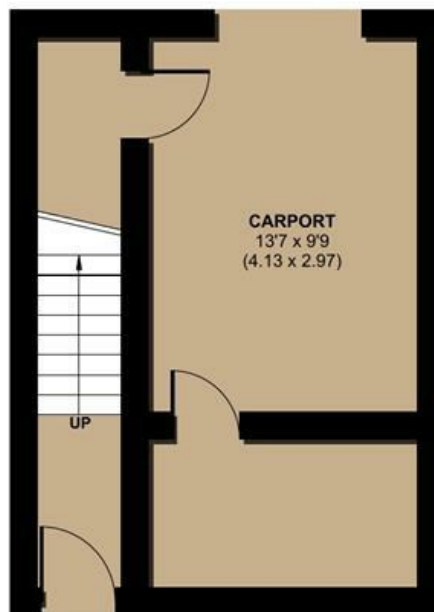
Woodcote Green, Crowthorne

Approximate Area = 779 sq ft / 72.3 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: 1430016

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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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