MICHAEL HARDY
SALES & LETTING

1, Barwell Close,
Crowthorne,
Berkshire, RG45 6DX

£985,000 Freehold

Located in a desirable non estate setting within a short walk of Crowthorne train station, a beautifully presented and extended five bedroom family home which is situated on a private and spacious plot of just under 1/5 acre. The desirable and versatile accommodation comprises an entrance hallway with bespoke understairs storage, cloakroom, study, a gym room, a 23' living room, a sizeable 24' family room which is semi open plan to a stunning kitchen/dining room with quartz worksurfaces, breakfast bar, roof lantern, bi-fold doors and a separate utility. Upstairs you will find an impressive and sizeable master bedroom with fitted wardrobes and a beautiful modern ensuite shower room. There are four further bedrooms (bedroom five is currently utilised as a second study) and there is a fully tiled family bathroom. Further highlights include an EV charger and wired LAN (Local Area Network), large private rear garden and ample driveway parking with a single garage.

- Sizeable plot just under 1/5 acre
- Stunning high specification kitchen with bi-fold doors
- Impressive master bedroom with modern ensuite
- Extended accommodation c.2,400 sq. Ft
- Four spacious reception rooms
- Secluded and sizable garden

To the front you will find a sizeable driveway providing parking for numerous vehicles and leading to the single garage with light and power with hedgerow, fencing and brick wall defining the boundary. The rear garden is of a sizeable nature and offers a good degree of privacy with a good sized patio which provides an ideal space for entertaining. The remainder of the garden is mainly laid to lawn with mature shrub borders and a shed nestled in the far corner.

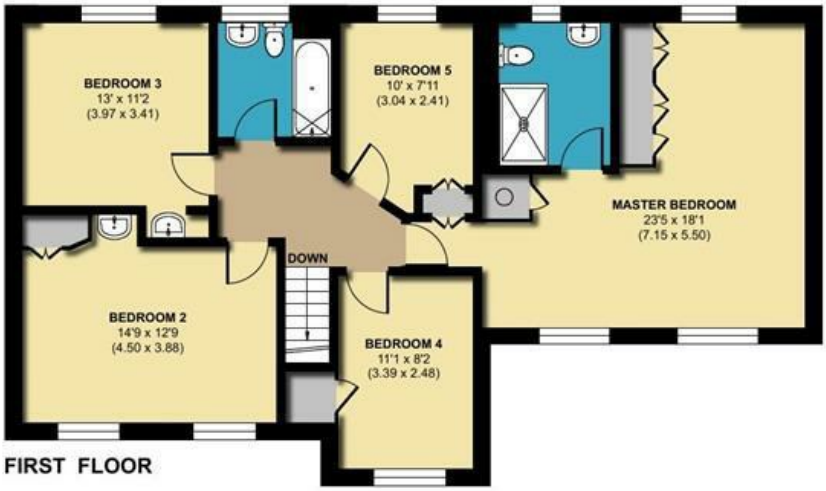
Barwell Close is located among some of Crowthorne's most favoured roads benefiting from no through traffic. The property is within a short walk of Crowthorne railway station with its range of local shops nearby to include the hugely popular 'U' bakery and 'The Hive' coffee shop and craft ale bar. Also close by are Wellington College with its sporting facilities and the nearby National Trust Ridges', the Heathlake Nature Reserve, and the much larger Wildmoor Heath Nature Reserve with their pleasant woodland surroundings.

Council Tax Band: G
Local Authority: Bracknell Forest Council
Energy Performance Rating: D

Floorplan

Barwell Close, Crowthorne

Approximate Area = 2250 sq ft / 209 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 2407 sq ft / 223.5 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: 1521667

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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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