MICHAEL HARDY
SALES & LETTING

Heathcote Cottage, 26, Napier Road
Crowthorne
Berkshire, RG45 7EL

£750,000 Freehold

A stunning Victorian double fronted detached family home in a sought after, quiet location just a few minutes walk from Crowthorne village high street shops, restaurants, coffee bars and pubs. This well presented home offers many character features including fireplaces, sash windows, and a cottage style kitchen with granite worktops. There is a large utility room off the kitchen and a separate cloakroom/shower room. On the first floor there are three double bedrooms, plus a partially tiled refitted bathroom. Other features include a large loft space with the potential for an extensive extension(STPP), a gravel driveway, garage and secluded south facing garden'.

- Two separate reception rooms
- Three bedrooms, refitted family bathroom
- Delightful garden with a private aspect, No onward chain sale
- Cottage style kitchen with granite worktops
- Utility room and cloakroom/shower
- Quiet location yet a few minutes walk to High Street shops

The property occupies a pleasant location with a garage to the side and then a private side gate takes you into a delightful rear garden which is well established, offering a great deal of privacy and of a southerly aspect. The well tended garden is laid mainly to lawn with a variety of trees, bushes, flowers and shrub borders. There is also a sizeable timber built shed with light and power.

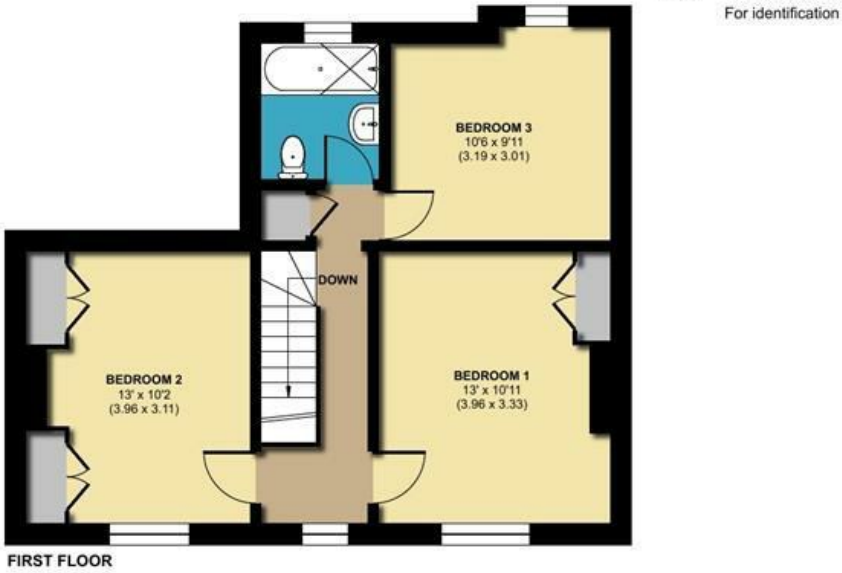
The property is ideally located near to the village High Street shops, renowned local schools, and approximately 1.5 miles away from Crowthorne Railway Station. The property is also ideally situated within easy access to the A329(M), M3 and M4 Motorways.

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

Floorplan

Napier Road, Crowthorne

Approximate Area = 1225 sq ft / 113.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1363 sq ft / 126.6 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: 1449112

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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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