MICHAEL HARDY
SALES & LETTING



The Garden House, 47a, Napier Road, Crowthorne, Berkshire, RG45 7EJ

£830,000 Freehold





Offered to the market with no onward chain and situated in a desirable, non estate setting with a wooded backdrop, this unique, individually built detached residence offers over 2,000 sq. ft. of accommodation arranged over three floors. Ideally located within a short walk of the village high street, the accommodation comprises an entrance hallway, cloakroom, dining room with an attractive bay window, and a kitchen featuring solid wood doors and granite work surfaces. The kitchen leads through to a breakfast room with double doors opening onto the garden. There is also the benefit of a separate utility room and a generously sized living room with double doors to the garden and a wood burning stove. To the first floor, you will find an impressive principal bedroom with a walk in dressing room, access to the roof terrace and an en suite shower room. There are two further double bedrooms, both with fitted wardrobes, and a separate family bathroom. The second floor provides a guest bedroom with an en suite bathroom and eaves storage, together with a fifth bedroom. The property further benefits from ample driveway parking, a single garage with barn style doors and a secluded, newly returfed rear garden. Situated on Napier Road, this distinctive family home combines spacious and versatile accommodation with a desirable village location.

- Bespoke individual build in non estate setting
- Master bedroom with ensuite, dressing room & roof terrace
- Ample parking and single garage
- Living room with wood burner & underfloor heating to the ground floor
- Guest bedroom with ensuite and three further bedrooms
- No onward chain

To the front you will find ample driveway parking over two tiers which leads to the single garage with light, power, and internal access to the home. Side access opens to the well-tended rear garden with patio area and a recently turfed lawn and further patio to the rear corner. Railway sleepers define the rear boundary and there is a delightful wooded backdrop providing a great degree of privacy

Napier Close Road is within a short walk from the village High Street, with its mix of independent shops, eateries, supermarkets, public houses and other amenities. The popular Morgan Recreational Park, Edgbarrow School, the Wildmoor Heath Nature Reserve and Wellington College are all within reasonable walking distance.

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









Floorplan

Napier Road, Crowthorne

Approximate Area = 2138 sq ft / 198.6 sq m (includes garage & excludes restricted head height)

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: 1540307

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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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