



25, Alcot Close,
Crowthorne,
Berkshire, RG45 7NE

Offers In Excess Of £875,000 Freehold



An exceptional opportunity to acquire a beautifully presented detached family home in one of Crowthorne's most sought-after residential locations. Tucked away in the highly regarded Alcot Close, this outstanding home enjoys a wonderfully peaceful setting whilst being just a short stroll from Crowthorne High Street. Properties in Alcot Close rarely come to the market, a testament to the enduring appeal of this exceptional road. The thoughtfully updated accommodation comprises a welcoming entrance hall, modern cloakroom, spacious dual-aspect living room, dining room, study, stylish contemporary kitchen/breakfast room, utility room and an integral double garage. Upstairs are three well proportioned double bedrooms, including the master bedroom with fitted wardrobes and an en suite shower room, together with a fourth bedroom and a modern family bathroom. Outside, the private south facing rear garden, offering an excellent degree of privacy, with mature established trees creating a tranquil setting. The newly re turfed front and rear gardens further enhance the property's appeal, whilst the insulated garden studio with power and lighting provides the perfect space for a home office, gym, yoga studio or creative workspace.

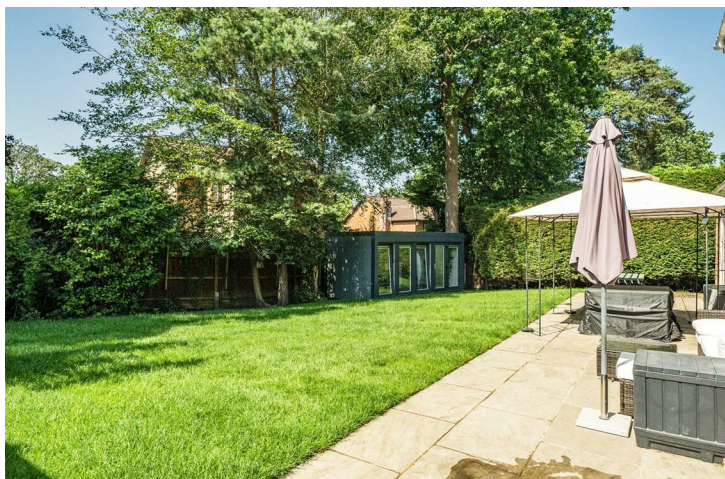
- One of Crowthorne's premier residential roads
- Short walk to Crowthorne High Street
- High quality garden office/studio
- Outstanding Ofsted school catchment
- South facing private rear garden
- Double garage and generous driveway parking

Life on Alcot Close offers a rare combination of tranquillity and convenience. Within just a few minutes' walk are Crowthorne High Street, with its independent shops, cafés, parks and everyday amenities, together with the Outstanding Crowthorne CE Primary School and Edgbarrow School. The prestigious Wellington College is also just a short walk away, making this an exceptionally well-positioned home for families.

For those who enjoy the outdoors, nearby Heath Lake Nature Reserve and Wildmoor Heath provide beautiful woodland walks and excellent routes for cyclists and dog walkers, all contributing to the exceptional lifestyle this location offers. Alcot Close remains one of Crowthorne's premier residential roads, combining outstanding education, village convenience, beautiful surrounding countryside and a welcoming community. Perhaps that's why homes here so rarely come to the market.

Offered for sale on the open market for the very first time since it was built, this much-loved home reflects both the quality of its construction and the enduring appeal of its location.

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





Alcot Close, Crowthorne

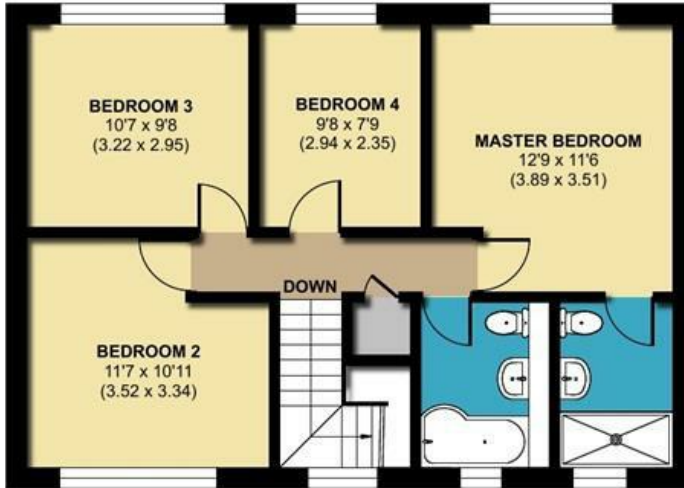
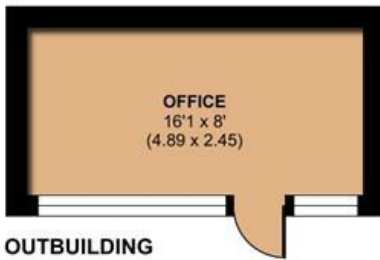
Approximate Area = 1453 sq ft / 134.9 sq m

Garage = 270 sq ft / 25 sq m

Outbuilding = 129 sq ft / 11.9 sq m

Total = 1852 sq ft / 171.8 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: 1483678

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303