



11, St. Marys Row  
Crowthorne  
Berkshire, RG45 6QB

**OIEO £560,000 Freehold**



Located on the popular development of Bucklers park, a desirable three bedroom detached home which was built by Legal and General homes who were renowned for their high specification build. The immaculately presented accommodation comprises an entrance hallway, modern cloakroom, living room, and a stunning kitchen/dining room with Bosch integrated appliances and bifold doors to the garden. Upstairs you will find a spacious master bedroom with a stunning fully tiled ensuite, two further bedrooms and a lovely family bathroom. This beautiful home also benefits from a single garage with driveway parking for up to three vehicles.

- Desirable high specification Legal & General build
- Large window proving 'light and airy feel'
- Still within NHBC warranty
- Bifold doors in the open plan kitchen/diner
- Ensuite to master bedroom
- Garage and tandem parking for three vehicles

A notable feature of the property is the driveway parking allowing for the parking of up to three vehicles in tandem, in a addition there is also a single garage. A side gate opens to the enclosed rear garden with a patio and the remainder laid to lawn.

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.

Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

The property rental is estimated to achieve £2,250 per calendar month for an unfurnished/furnished let, reflecting market conditions as at 18th March 2026

Council Tax Band: E

Local Authority: Bracknell Forest Council

Energy Performance Rating: B

There is an annual estate charge of c.£209.40 which covers the upkeep of the communal areas. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## St. Marys Row, Crowthorne

Approximate Area = 1076 sq ft / 99.9 sq m

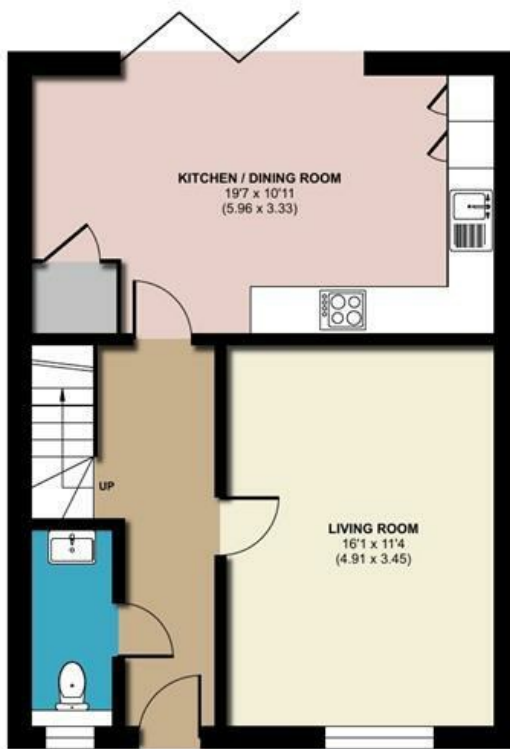
Garage = 189 sq ft / 17.5 sq m

Total = 1265 sq ft / 117.4 sq m

For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST 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: 1430445

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

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto: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](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://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.

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