



30, Emmbrook Road  
Wokingham  
Berkshire, RG41 1HF

**Price Guide £950,000 Freehold**



This beautifully presented four bedroom detached Edwardian family home occupies an impressive tree lined plot of approximately 0.7 acres and is approached via a generous sweeping driveway. Offering spacious accommodation throughout, the property retains many original period features and comprises a welcoming reception hall, living room, dining room, study, conservatory, and kitchen. To the first floor there are four well proportioned bedrooms, including a master bedroom and bedroom two, both of which enjoy access to a shared balcony overlooking the stunning gardens and a family bathroom. Externally, the property benefits from a garage, workshop, and a variety of useful storerooms. The generous south facing lawn provides an ideal setting for outdoor entertaining and family enjoyment, completing this exceptional home.

- A substantial family home
- Numerous outbuildings
- Stunning south facing plot with scope for further improvement
- Four double bedrooms
- Close to local schools, shops and Cantley Park
- Tree lined plot approx. 0.7 acre

The generous plot of approximately 0.7 of an acre is enclosed by brick walls, hedging and wooden fencing, and features a variety of mature trees. The property is approached via a large sweeping driveway providing parking for numerous vehicles. The well maintained south facing lawns are bordered by established hedgerows, with a variety of fruit trees, shrubs and a vegetable patch. There are numerous outbuildings, including a garage, workshop, stores and sheds.

Emmbrook Road is a desirable location comprising a variety of property styles and ages. A local shopping parade can be found on nearby Clifton Road, while Emmbrook Primary and Secondary Schools are close by. For commuters, Wokingham Station is approximately one mile distant, providing rail links to London, Gatwick and Heathrow. The A329(M) and M4 can be accessed from the north and east of the town, and Heathrow Airport is reachable within approximately 40 minutes by car. The nearest bus stops are within a two-minute walk of the property. Just to the north lies Cantley Park, offering a range of sporting facilities set within 75 acres of parkland. A Morrisons supermarket, newly built Waitrose Express, petrol station and post office are all within a quarter of a mile of the property.

Council Tax Band: F (Subject to change)  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: F





## Emmbrook Road, Wokingham

Approximate Area = 1760 sq ft / 163.5 sq m

Outbuildings = 1539 sq ft / 143 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 3457 sq ft / 321.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Michael Hardy. REF: 976991

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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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