



**The Coach House**  
**9 Hulbert Gate, Shute End**  
**Wokingham**  
**Berkshire, RG40 1BS**

**OIEO £600,000 Freehold**



Offered to the market with No Onward Chain is this stunning three bedroom semi detached house, set in a desirable gated development in the heart of Wokingham town centre, close to the shops and train station. The well presented accommodation comprises kitchen/dining room with French doors leading onto the rear garden, spacious living room, cloakroom, three double bedrooms including a master bedroom with ensuite shower room and a family bathroom. Outside there is an secluded rear garden and an allocated parking space.

- Over 1150 Sq Ft of accommodation
- Three double bedrooms
- Gated development with parking
- Impressive character property
- Secluded rear garden
- Easy walking distance to Wokingham town and train station

Outside the rear garden is enclosed by wooden fencing on two sides and a retaining wall on the other. The garden is mainly laid in gravel with an area of paving at the rear and gated access. Mature borders, along one side, host a variety of plants and shrubs.

The close proximity to the shops in the town centre makes Hulbert Gate an extremely desirable location. Restaurants, bars and leisure facilities are all within easy walking distance, as is Cantley Park with its 75 acres of parkland which is host to a range of sporting activities. For the commuter, the train station is within walking distance (Waterloo Line) and the A329(M)/M4 can be accessed from the east of the town.

Council Tax Band: F  
Local Authority: Wokingham Borough Council  
Energy Performance Rating: C

There is an annual Maintenance/Service charge of c.£690.75. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.







## Hulbert Gate, Shute End, Wokingham

Approximate Area = 1178 sq ft / 109.4 sq m

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 2025. Produced for Michael Hardy. REF: 1241852

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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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Ref: 18252912 | Folio: A4724 | 11th February 2025