



**11, Soames Place
Wokingham
Berkshire, RG40 5AT**

£600,000 Freehold



A beautifully presented three bedroom semi detached home situated in the sought after Mulberry Grove development, Wokingham. Built in 2017 by Crest Nicholson, this modern property offers versatile accommodation with a converted garage creating a study and playroom, alongside a spacious kitchen/living/dining room and two well appointed bathrooms, including an ensuite to the master bedroom. With a landscaped garden, tandem driveway parking, and the benefit of a separate double garage, this is an ideal home for families or those looking for a workshop.

- Modern three bedroom semi detached home
- Master bedroom with ensuite shower room
- Mature garden with established shrub borders
- Spacious open plan kitchen/living/dining room
- Converted garage now a study/playroom
- Tandem driveway parking and double garage

The rear garden has been landscaped, featuring a mature shrub border and seating areas that provide an inviting outdoor retreat. To the front, the property benefits from tandem off-street parking. In addition to the converted former garage, a separate double garage has been constructed, offering excellent storage or workshop potential.

Soames Place is a modern development built in 2017, ideally located for access to Wokingham town centre, local schools, and excellent transport links. The area provides a welcoming community environment with nearby parks and open spaces, while the town offers a range of shops, restaurants, and train services to Reading and London.

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

There is an annual estate charge of c.£237.58 which covers the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





Soames Place, Wokingham

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 1383 sq ft / 128.4 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: 1357524

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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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