



Six Oaks, Easthampstead Road,
Wokingham,
Berkshire, RG40 3BP

£2,500,000 Freehold



This smartly presented, five bedroom detached Arts & Crafts farmhouse was built in 1920, beautifully extended, and sits in a desirable, non estate location on the edge of Wokingham. The versatile accommodation features a generous entrance hall, an impressive kitchen/dining room with a 3.5 meter central island ideal for entertaining, a utility room, a living room, and a separate dining room, with both reception rooms benefiting from underfloor heating. The ground floor is completed by a dedicated office and a spacious lounge/games room with French doors opening to the rear garden. Upstairs, the property boasts five bedrooms, including a principal bedroom with a dressing area and en suite, a second bedroom with its own en suite, and a family bathroom. Outside, the grounds offer ample driveway parking, a carport, a timber framed sauna, and a spacious detached garden room providing completely independent living with its own kitchenette and shower room.

- Impressive open plan kitchen/dining room
- Master bedroom with en-suite shower
- Detached annexe with kitchenette
- Spacious living room with French doors
- Generous plot extending over 1.5 acres
- Over 4,700 square feet of living space

Six Oaks sits in a secluded, tree lined plot measuring over 1.5 acres. The grounds feature expansive rear meadows and ample driveway parking to the side of the property. A carport adjoins the detached garden room with solar panels, and a detached, timber framed sauna adds luxury to the outdoor space, there is also an outdoor kitchen with a pizza oven and space for a hot tub. The property is securely set behind a gated entrance, offering excellent privacy from Easthampstead Road.

Six Oaks is located in a highly sought after, non estate position on the eastern fringes of Wokingham. It sits close to Honey Hill, a desirable country lane running between the village of Crowthorne and the historic market town of Wokingham. The location is ideal for commuters, offering swift access to Wokingham, Crowthorne, and Bracknell train stations, as well as the A329(M) and M4 motorways. An abundance of scenic countryside walks are right on your doorstep, including Bramshill Forest and the Heath Lake Nature Reserve. The welcoming Crooked Billet public house is located nearby at the end of Honey Hill, with a further choice of excellent eateries available in both Crowthorne and Wokingham. For leisure, the prestigious East Berkshire Golf Club is within easy reach. The area is also renowned for its outstanding schooling, with options including Holme Grange and the prestigious Wellington College.

Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Floorplan

Denotes restricted
head height

Easthampstead Road, Wokingham

Approximate Area = 3377 sq ft / 313.7 sq m (excludes carport)

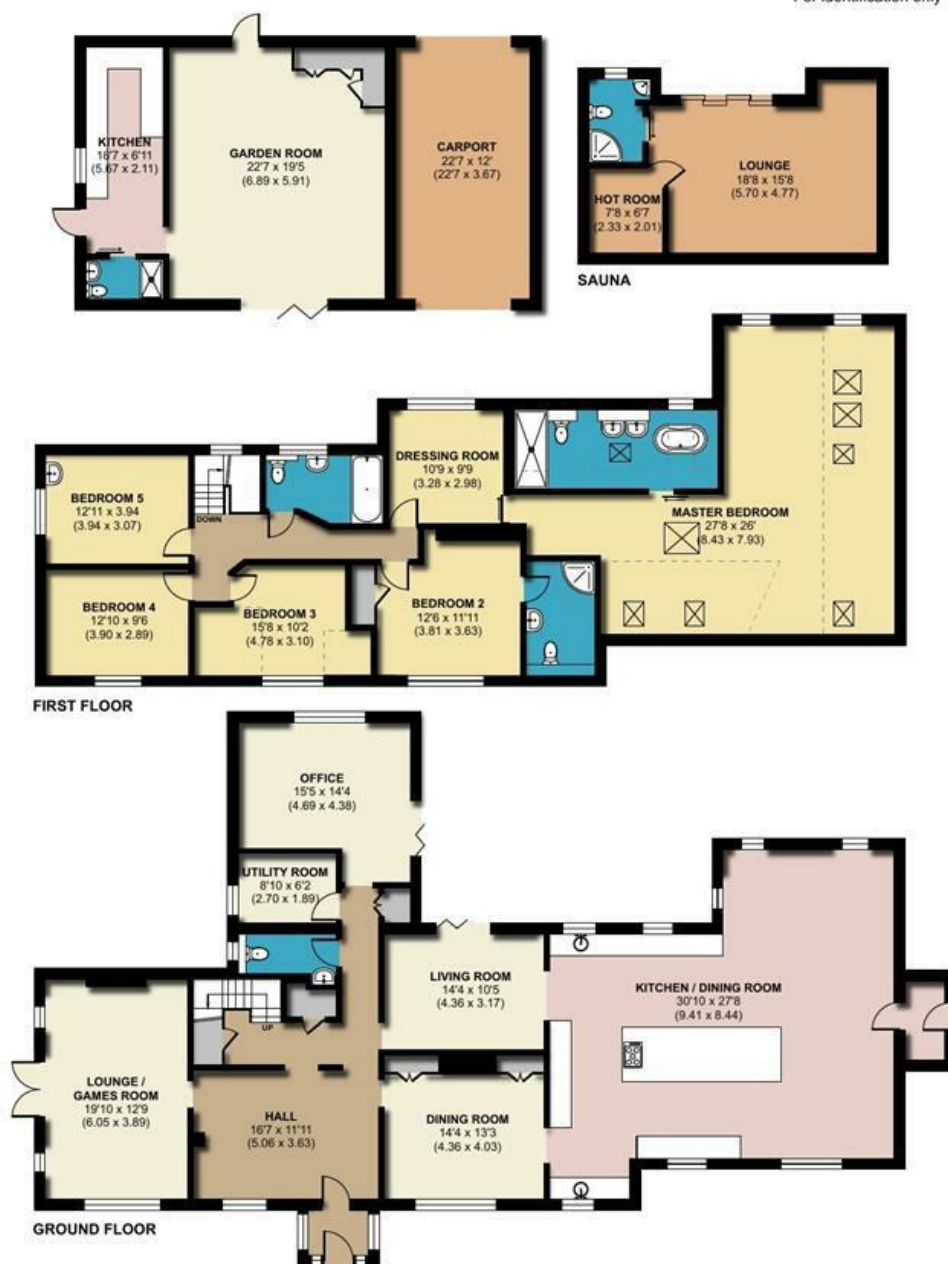
Limited Use Area(s) = 442 sq ft / 41 sq m

Garden Room = 605 sq ft / 56.2 sq m

Outbuilding = 367 sq ft / 34 sq m

Total = 4791 sq ft / 444.9 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). © nitchcom 2026. Produced for Michael Hardy. REF: 1480430

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
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

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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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