



**6 Bridge Cottages, Barkham Road
Barkham
Berkshire, RG41 4TJ**

£450,000 Freehold



This spacious three bedroom semi detached house would benefit from further improvement, presented in dated condition, set in a desirable location overlooking fields at the front and woodland at the rear. The accommodation comprises living room, dining room, kitchen overlooking the secluded rear garden and shower room. There are three first floor bedrooms and a W/c. Outside the generous rear garden is laid to lawn with a garage/workshop which has appropriate planning approval previously used for car and light commercial servicing and mechanical repairs. There is ample parking at the front and side.

- Offered with no onward chain
- Scope to extend STPP
- Garage/workshop
- Spacious three bedrooms
- Plot size 0.23 of an acre
- Overlooking countryside

The plot extends to 0.23 of an acre with ample driveway parking at the front and side enclosed by close boarded wooden fencing with grass extending to the rear. There is a detached garage/workshop and store with space to extend to the side and rear of the house subject to the relevant planning and building regulation approval from Wokingham Borough Council. There are views across fields at the front and countryside and woodland at the rear.

Barkham Road comprises a mix of properties to include character homes, executive detached properties and apartments. The property is within easy driving distance of Wokingham town centre and train station (the Waterloo line). In addition, commuter links are excellent with the A329(M)/M4 accessed from the east of town. There is also access to Camberley via Arborfield and the A327

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





Bridge Cottages, Barkham, Wokingham

Approximate Area = 1073 sq ft / 99.6 sq m

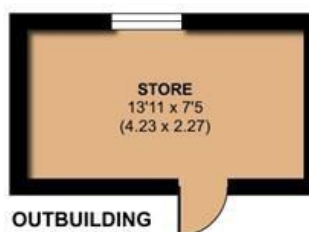
Limited Use Area(s) = 51 sq ft / 4.7 sq m

Garage = 315 sq ft / 29.2 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1542 sq ft / 143 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 2026. Produced for Michael Hardy. REF: 1404583

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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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