



9, Dowles Barn Close
Barkham
Berkshire, RG41 4ET

£1,350,000 Freehold



This impressive five bedroom detached executive family home is set in a highly desirable cul-de-sac location on the edge of Wokingham, with nearby countryside walks. The stylishly presented accommodation comprises a living room with French doors leading onto the private rear garden, a spacious kitchen/breakfast room with an adjoining utility room, cloakroom, dining room, and a family There are five first floor double bedrooms, including a main bedroom with en suite facilities and a dressing room. Outside, there is a detached double garage, driveway parking, and a secluded, south facing rear garden.

- Over 3,000 sq ft of space
- Impressive kitchen/breakfast room with island
- Two bedrooms with en suite facilities
- Spacious living room with French doors to the garden
- Five double bedrooms
- Private, south-facing garden overlooking paddocks

The private, south facing landscaped rear garden is enclosed by wooden fencing with mature, well stocked shrub borders. It is laid mainly to lawn with a generous patio area across the rear of the house. Gated side access leads to the front driveway, which provides parking for two large vehicles. The detached double garage features remote controlled roller doors and ample eaves storage above.

Dowles Barn Close is a highly desirable cul-de-sac of executive homes built by Cala Homes in 2016. It is situated off Barkham Road, within approximately 25 minutes' walking distance of Wokingham town centre and the train station (Waterloo line). In addition, commuter links are excellent, with the A329(M)/M4 accessed from the east of town. There is also easy road access to Camberley via Arborfield, and local stores are just a few minutes away.

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





Dowles Barn Close, Barkham, Wokingham

Approximate Area = 2612 sq ft / 242.6 sq m

Garage = 380 sq ft / 35.3 sq m

Outbuilding = 64 sq ft / 5.9 sq m

Total = 3056 sq ft / 283.8 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: 1457243

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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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