MICHAEL HARDY
SALES & LETTING

203, Reading Road,
Wokingham,
Berkshire, RG41 1LJ

OIRO £900,000 Freehold

Occupying an impressive 0.46 acre plot, this exceptional and highly versatile five bedroom detached family home offers almost 2,400 sq ft of beautifully arranged accommodation, complete with a self contained annexe, generous driveway parking and no onward chain. The ground floor features a spacious living room, dining room, study and an impressive kitchen/breakfast room, thoughtfully designed with a bespoke L-shaped seating area, a utility room, cloakroom and a bright conservatory. Upstairs there are four bedrooms a family bathroom completing the main house. The self contained annexe provides additional accommodation with its own bedroom, open plan living/kitchen area and shower room. The home has also been significantly enhanced with an impressive range of eco friendly features including solar panels and an EV charging point. The current owners advise that their annual energy costs for two occupants, including heating, lighting, cooking and charging an electric vehicle, are negligible, making this an incredibly economical home to run. Further benefits include a water softener and a useful metal garden shed.

- Five bedroom detached home with No onward chain
- Kitchen/breakfast room with bespoke seating area
- Solar panels providing exceptional energy efficiency
- Spacious living room, dining room, study and conservatory
- Driveway parking for multiple vehicles with EV charger
- Self contained annexe with private entrance.

Set within a generous 0.46-acre plot, the property enjoys an excellent level of privacy and offers extensive outdoor space for families, entertaining and gardening enthusiasts alike. To the front, there is off street parking for multiple vehicles, together with an EV charging point. The rear garden provides a wonderful expanse of lawn with plenty of room for children to play, outdoor dining and future landscaping opportunities, complemented by a substantial metal storage shed with adjustable shelving. The conservatory creates a seamless connection between the house and garden, allowing the outside space to be enjoyed throughout the seasons.

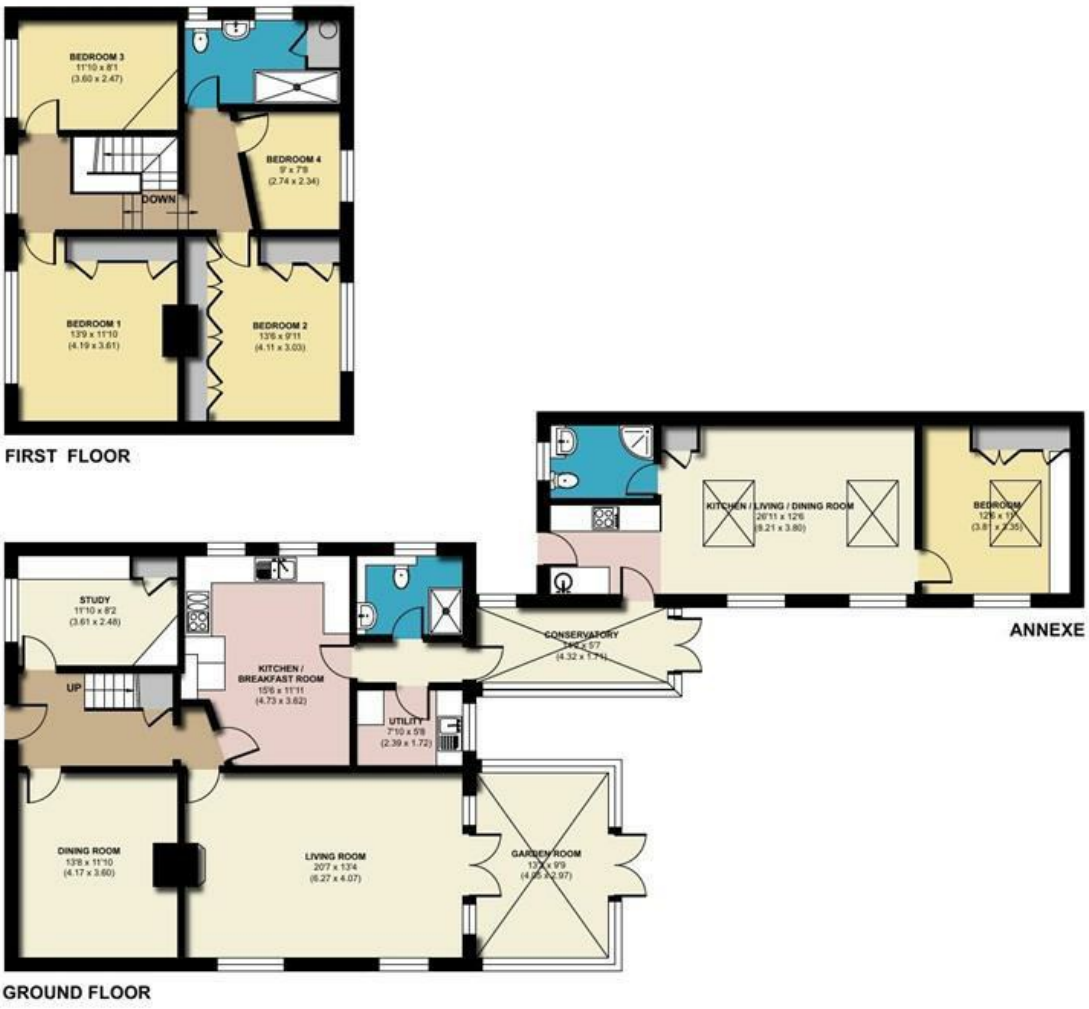
Reading Road is a highly convenient and well-connected location on the outskirts of Wokingham town centre, offering easy access to an excellent range of shops, cafés, restaurants and leisure facilities. Wokingham railway station provides direct services to Reading, London Waterloo and excellent connections to the Elizabeth Line via Reading, making it ideal for commuters. The property is also well placed for highly regarded local schools, nearby countryside walks, Dinton Pastures Country Park and excellent road links via the A329(M), M4 and M3.

Council Tax Band: F (Could be subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

Floorplan

Reading Road, Wokingham

Approximate Area = 1829 sq ft / 169.9 sq m
Annexe = 567 sq ft / 52.6 sq m
Total = 2396 sq ft / 222.5 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: 1501900

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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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