



48, Sandy Lane,
Wokingham,
Berkshire, RG41 4ST

£850,000 Freehold



This smartly presented three bedroom detached bungalow is set in a desirable non estate location close to woodland walks and a local shop. The stylish accommodation comprises an entrance hall, an impressive living and dining room with patio doors leading onto the rear garden, and an open plan kitchen and breakfast room with a breakfast bar and an adjoining utility room. There are three double bedrooms, including a master bedroom with an en suite shower room, and a refitted family bathroom. Outside, there is a private south facing rear garden, an adjoining garage, storage, and ample driveway parking at the front.

- Offered with no onward chain
- Master bedroom with en suite shower
- Tree lined location with stunning views
- Impressive living room overlooking the garden
- Private south facing garden
- Open plan kitchen and breakfast room

The south facing rear garden is enclosed by wooden fencing and is mainly laid to lawn, accented by well stocked shrub borders hosting a variety of mature plants and flowers. A generous patio area spans the back of the house, with steps leading down to the lawn and a summer house beyond. There is also gated rear access opening directly onto local parish parkland and wooded areas. Additional features include a single adjoining garage with a rear courtesy door, outside storage cupboards, and ample driveway parking. The property is set back behind mature hedging, creating excellent privacy at the front.

Sandy Lane is a desirable non estate location on the fringes of Wokingham and Barkham, offering easy access into Winnersh via Bearwood Road and into Wokingham via Barkham Road. The property is surrounded by woodland with various countryside walks nearby, and a local convenience store is within walking distance. Excellent transport links are available, with easy access to the M4 and A329(M) in nearby Winnersh.

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





Sandy Lane, Wokingham

Approximate Area = 1416 sq ft / 131.5 sq m (excludes store / wc / sheltered patio)

Garage = 220 sq ft / 20.4 sq m

Outbuildings = 94 sq ft / 8.7 sq m

Total = 1730 sq ft / 160.6 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: 1488250

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

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303