



44, Woodward Close  
Winnersh  
Berkshire, RG41 5NW

**£795,000 Freehold**



This stunning six bedroom detached family home is set in a desirable location on Phase One of the popular Winnersh Farm development close to Winnersh train station and local schools. The accommodation comprises entrance hall, cloakroom, spacious living room, office/dining room, kitchen adjoining utility room and study. There are four first floor bedrooms including master bedroom with en suite shower room and family bathroom. There are two additional bedrooms and a shower room on the second floor. Outside there is a well maintained rear garden, double garage and ample driveway parking.

- 2100 Sq Ft of space
- Spacious living room
- Two loft rooms
- No onward chain
- Versatile accommodation
- Close to Winnersh train station

The rear garden is enclosed by wooden fencing, laid mainly to lawn with an area of patio across the rear of the house with gated side access leading to the front driveway which provides parking for two cars. There is an integral double garage and an open plan area of lawn.

Winnersh Farm is a popular family area built in the late 1980's by Heron Homes. The development is made up of 3, 4 and 5 bedroom detached properties. Winnersh train station and Sainsburys supermarket are within easy walking distance and for the commuter the A329(M)/M4 can be accessed further along the Reading Road. Twyford station is 5 miles north with access to Paddington, benefiting from the Crossrail service. The development is ideally located for families, with schools for all ages are nearby and easy access to Dinton Pastures Country Park.

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









## Woodward Close, Winnersh, Wokingham

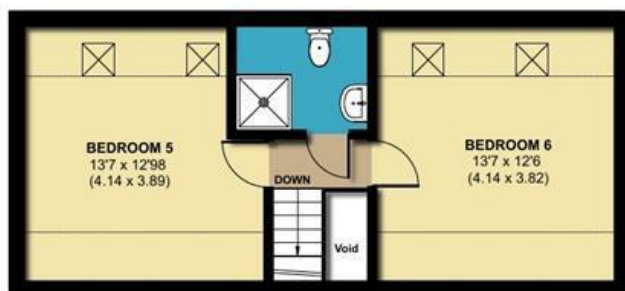
Approximate Area = 1815 sq ft / 168.6 sq m (excludes void)

Limited Use Area(s) = 95 sq ft / 8.8 sq m

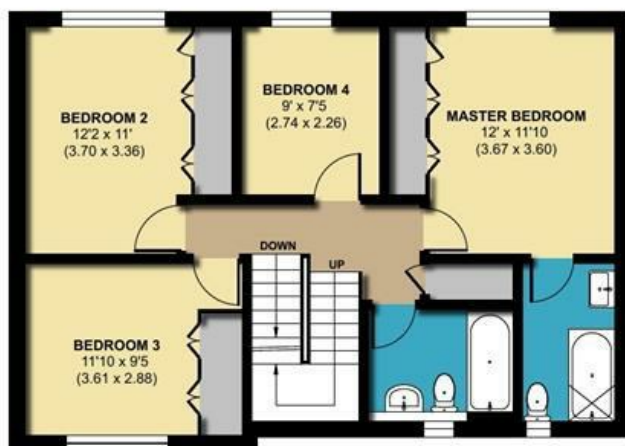
Garage = 273 sq ft / 25.3 sq m

Total = 2183 sq ft / 202.7 sq m

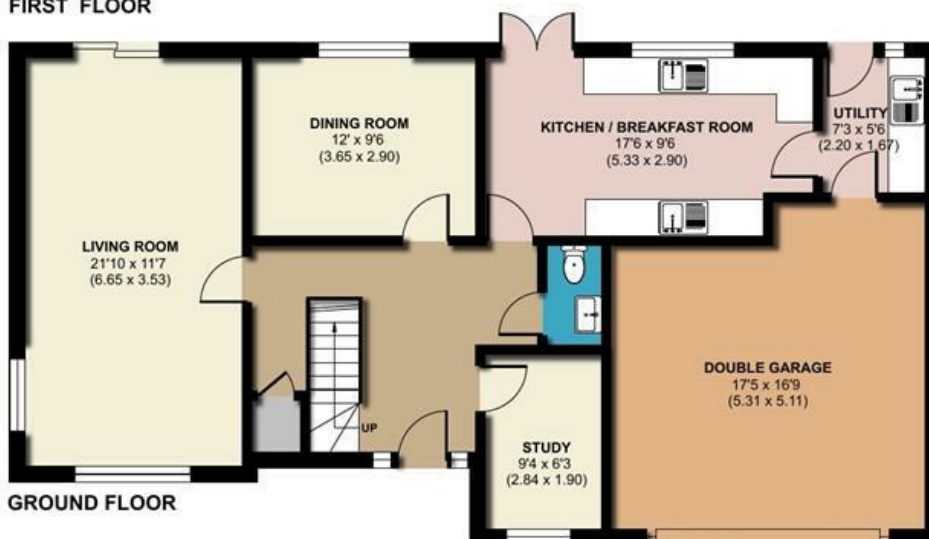
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1354571

Residential Sales and Lettings  
9 Broad Street, Wokingham,  
Berkshire RG40 1AU

0118 977 6776

[properties@michael-hardy.co.uk](mailto:properties@michael-hardy.co.uk)

[lettings@michael-hardy.co.uk](mailto: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](mailto:crowthorne@michael-hardy.co.uk)

[www.michael-hardy.co.uk](http://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

Ref: 18475746 | Folio: A4872 | 18th September 2025