



**The Gables, 2, Frog Hall Drive
Wokingham
Berkshire, RG40 2LF**

£1,150,000 Freehold



This impressive and spacious four bedroom detached family home is located on a highly desirable road, just a short walk from Wokingham town centre and local schools. The character property has been thoughtfully extended, offering versatile living spaces that include an entrance hall, a large living room with an adjoining sunroom, a cloakroom, office area, a refitted kitchen, utility room, dining room, and a snug. The first floor boasts four double bedrooms, including a master bedroom with en suite shower facilities, as well as a family bathroom. Outside, the property features a generous, well-stocked east-facing rear garden, a detached garage, and driveway parking at the front.

- Over 2700 Sq Ft of space including the garage
- Smartly fitted kitchen
- Desirable location
- Spacious living room overlooking garden
- Four bedrooms
- Set on plot exceeding quarter of an acre

The east-facing rear garden is predominantly laid to lawn, with mature conifer and hedge borders offering excellent privacy. Well-established borders are home to a variety of plants and flowers, while a vegetable patch and fruit trees are located at the rear of the garden. A patio area stretches across the back of the house, ideal for outdoor dining or lounging. Gated side access leads to the front driveway, providing parking for several vehicles. To the left of the drive, there is a detached garage, with mature hedges behind the front wall and a gated entrance, adding both charm and security.

Frog Hall Drive is a prestigious road situated to the east of Wokingham town centre. Comprising primarily larger properties, this desirable location offers convenient access to the A329(M) and M4 motorways. Additionally, it is within easy walking distance of local shops, as well as infant, junior, and secondary schools, making it an ideal spot for families.

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





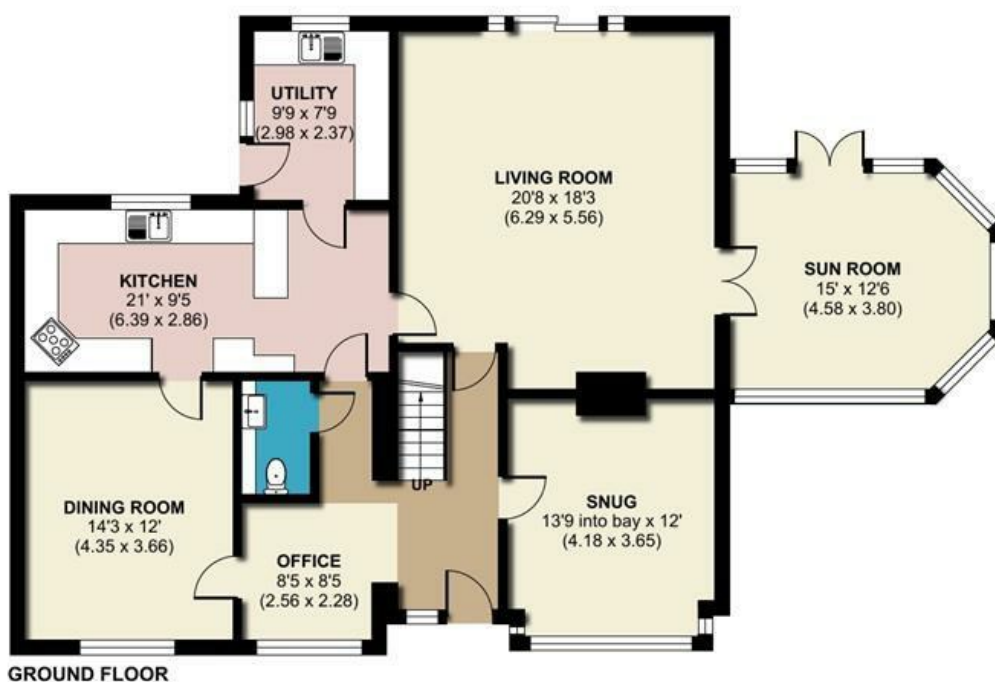
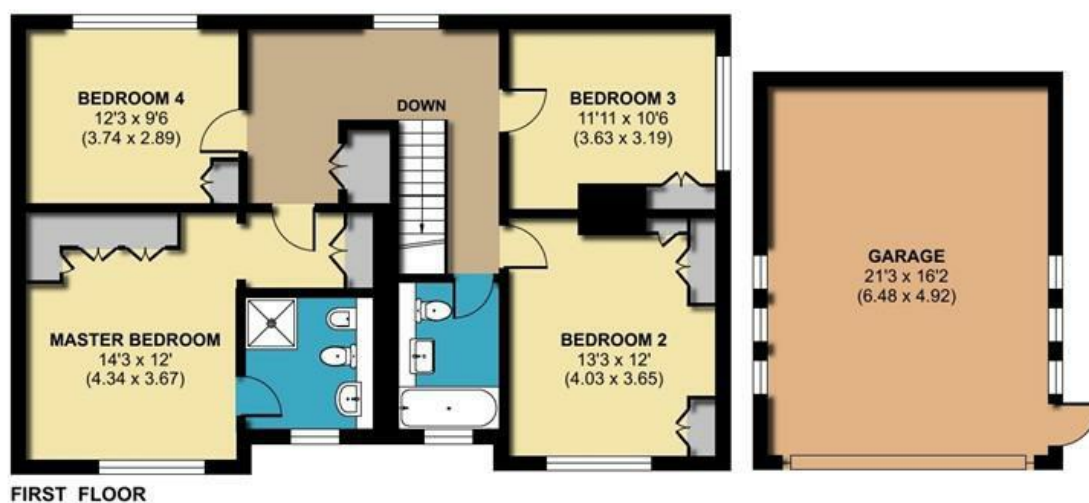
Frog Hall Drive, Wokingham

Approximate Area = 2376 sq ft / 220.7 sq m

Garage = 343 sq ft / 31.8 sq m

Total = 2719 sq ft / 252.5 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 2025. Produced for Michael Hardy. REF: 1242849

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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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