



**3 The Old Farmhouse Robin Hood Way
Winnersh
Berkshire, RG41 5JJ**

£750,000 Freehold



This charming Grade II listed cottage has been smartly renovated throughout and is set on a generous plot of approximately 0.31 acres, within walking distance of Winnersh train station and Dinton Pastures Country Park. The accommodation comprises an entrance hall and a spacious triple aspect living room with two sets of French doors leading onto the garden. There is also a versatile dining room and a refitted kitchen. On the first floor are two double bedrooms and a single bedroom with a refitted family bathroom. Outside, the rear garden is enclosed by wooden fencing and mature hedge borders. The property also benefits from ample driveway parking, a garden office with cloakroom, and an adjoining garage.

- Stunning Grade II listed cottage
- Re-fitted galley kitchen
- Over 1,850 sq ft of space
- Spacious living room
- Master bedroom and family bathroom
- Close to Winnersh train station

The Old Farmhouse is approached via a gravelled shared driveway, featuring a pair of iron gates and a low wall running along the front boundary. The driveway provides parking for numerous vehicles, and a path leads to the front door. The private rear garden is mainly laid to lawn and is enclosed by wooden fencing, mature hedges, and shrub borders. There is an insulated garden office with a vaulted ceiling, light, and power, as well as a cloakroom, with tri-fold doors opening onto a patio area. Additionally, a store is situated at the rear of the garden.

Robinhood Way is a desirable location comprising individual homes offering an attractive mix of 3, 4 and 5 bedroom detached houses and individual character property. There are a number of local schools and a large supermarket as well as being in close proximity to Winnersh station and within easy reach of Twyford Station and the Elizabeth line. Dinton Pastures country park is also a short walk comprising 335 acres and interspersed by footpaths and trails.

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





Robin Hood Way, Winnersh, Wokingham

Approximate Area = 1321 sq ft / 122.7 sq m

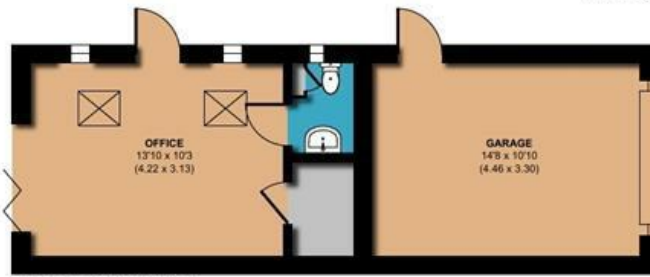
Limited Use Area(s) = 101 sq ft / 9.3 sq m

Garage = 155 sq ft / 14.3 sq m

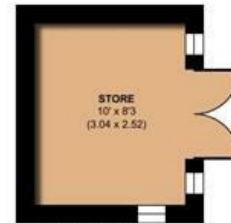
Outbuilding = 270 sq ft / 25 sq m

Total = 1847 sq ft / 171.3 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR



GROUND FLOOR

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: 1421366

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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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