



8, Arbor Lane
Winnersh
Berkshire, RG41 5JA

OIEO £650,000 Freehold



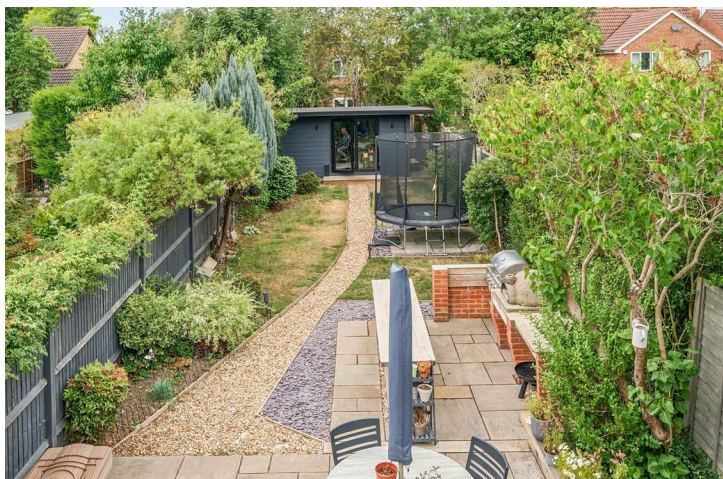
Situated on the popular Arbor Lane in Wokingham, this superb four bedroom, two bathroom semi detached family home is immaculately presented throughout and offers well balanced accommodation across three floors. With an expansive open plan kitchen/dining room, separate family/living room which has been extended, and generously proportioned bedrooms, the property is ideal for modern family living. Externally, it boasts a west facing garden and a high quality outdoor office with WiFi perfect for remote working or creative space.

- Immaculate 4 bedroom, 2 bathroom home
- Spacious living/family room which has been extended
- West facing rear garden with purpose built office
- Stunning 30ft open plan kitchen/dining room
- Two stylish bathrooms, including en-suite
- Driveway parking and versatile three storey layout

To the front, there is a private driveway providing off street parking. The west facing rear garden offers an excellent level of privacy and sunlight throughout the afternoon and evening, making it an ideal space for relaxing or entertaining. At the rear of the garden is a fully functional outbuilding that serves as an office, complete with power, lighting, and WiFi connectivity.

Arbor Lane is a well-regarded residential road within walking distance of Wokingham town centre and its array of shops, restaurants, and transport links. The area benefits from excellent local schools, green spaces, and easy access to main commuter routes including the A329(M), M4, and Wokingham mainline station with direct services to London Waterloo and Reading.

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





Arbor Lane, Wokingham

Approximate Area = 1709 sq ft / 158.8 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 1847 sq ft / 171.6 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). © nichecom 2025. Produced for Michael Hardy. REF: 1320706

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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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