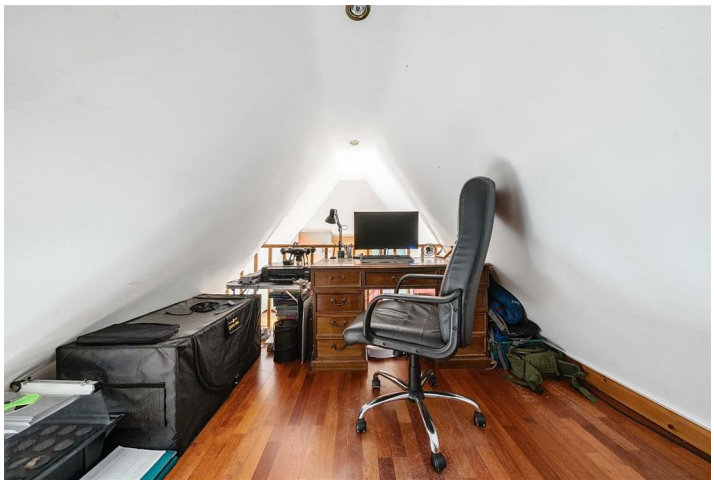
MICHAEL HARDY
SALES & LETTING

4 The Clockhouse, Heathlands Road
Wokingham
Berkshire, RG40 3AS

£295,000 Leasehold



This stunning one bedroom first floor character conversion property is set in a delightful semi rural location in a picturesque setting overlooking countryside between Wokingham and Crowthorne. The well presented accommodation comprises spacious living room with a pull down ladder to mezzanine above, bathroom with white suite, bedroom with vaulted ceiling and separate kitchen with space for appliances. The property further benefits from residents parking and communal gardens.

- Offered with no chain
- Spacious living room
- Ample parking
- Beautiful setting
- Gas radiator heating
- Well maintained communal grounds

There is a shingle driveway at the front which provides parking and further residents parking area and communal gardens which are well maintained at the rear of The Clockhouse.

The property is set on a small lane off Heathlands Road. In addition to a few apartments in this period building the road also has a number of substantial homes set on large plots, surrounded by countryside. Set to the south east of Wokingham town there is access to both the M3 and A329(M)/M4 via the nearby Nine Mile Ride and Bracknell.

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

Leasehold information
Term: 161 yrs from 9th November 2012
Years remaining: 148
Annual Service charge: £1,320.00
NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Makita

Floorplan

The Clockhouse, Heathlands Road, Wokingham

Denotes restricted head height

Approximate Area = 798 sq ft / 74.1 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 834 sq ft / 77.4 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: 1326376

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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.
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