



81, Bearwood Road
Wokingham
Berkshire, RG41 4SX

£875,000 Freehold



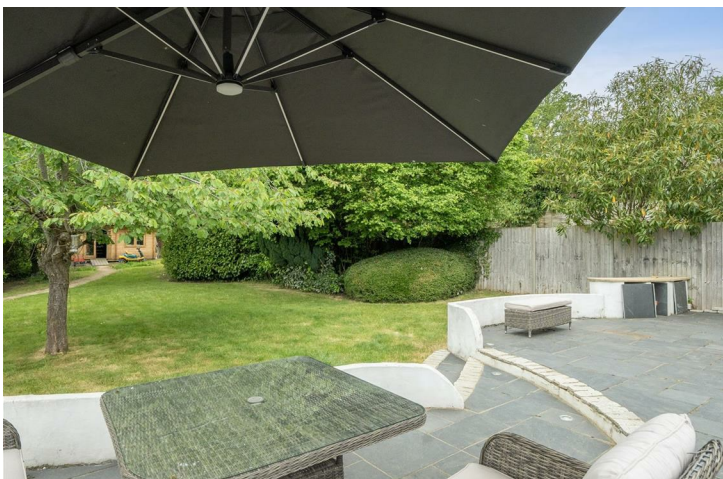
A beautifully versatile 5/6 bedroom detached family home offering over 2,000 sq ft of stylish and flexible accommodation, perfectly suited to modern family living. The property has been thoughtfully arranged to provide a superb balance of open living space and adaptable rooms, ideal for growing families, multi generational living or those working from home. The ground floor centres around a generous kitchen with adjoining utility room and a spacious dining area, creating a fantastic social hub for everyday life and entertaining. There is also an impressive dual aspect living room filled with natural light, alongside further flexible rooms currently used as bedrooms, offering endless possibilities for additional reception space, home offices or playrooms. Upstairs, the home continues to impress with further bedrooms and bathrooms, including a spacious principal suite, all finished in a practical and family friendly layout. In addition, the property benefits from planning permission to remodel the first floor, offering exciting potential for buyers looking to further enhance and personalise the accommodation.

- Stunning 5/6 bedroom detached family home
- Drawings to remodel the first floor
- Extensive driveway parking
- Over 2,000 sq ft of flexible accommodation
- Powered workshop with solar panels, heating and insulation
- Ideal for multi generational living or home working

Externally, the property enjoys a private rear garden along with extensive driveway parking for multiple vehicles. A real standout feature is the substantial detached workshop/outbuilding, which is fully insulated and benefits from power and heating, making it ideal for a home business, gym, studio or creative workspace. The workshop is also powered by its own solar panels, providing an efficient and environmentally friendly addition.

Bearwood Road is a highly convenient location offering easy access to Wokingham town centre, excellent local schools and a range of transport links including the A329(M), M4 and nearby railway stations. The area also benefits from beautiful surrounding countryside and woodland walks, making it ideal for families looking to balance convenience with outdoor lifestyle.

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





Bearwood Road, Wokingham

Approximate Area = 2072 sq ft / 192.4 sq m

Limited Use Area(s) = 104 sq ft / 9.6 sq m

Outbuilding = 306 sq ft / 28.4 sq m

Total = 2482 sq ft / 230.4 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 2026. Produced for Michael Hardy. REF: 1454903

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

0118 977 6776

properties@michael-hardy.co.uk
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
www.michael-hardy.co.uk

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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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