



41, Simons Lane
Wokingham
Berkshire, RG41 3HG

OIEO £1,100,000 Freehold



Situated on a generous 0.38 acre plot in the desirable Simons Lane, Wokingham, this beautifully maintained detached home offers over 2,400 sq ft of versatile living space. Finished to a high standard throughout, the property features a modern kitchen, four well proportioned bedrooms, and multiple reception rooms including a sunroom and large living area. A standout feature is the self contained upper level bedroom, en suite and office, ideal for a teenager's suite, guest accommodation, or a potential granny annex. This is an ideal home for buyers seeking flexible, spacious, and stylish single storey living with bonus upstairs functionality.

- Detached home set on a private 0.38-acre plot
- Four bedrooms, including two ensuites
- Large double garage and outbuildings (including workshop and utility)
- Modern fully fitted kitchen at the heart of the home plus utility housing American fridge freezer
- Three generous reception rooms: living room, dining room, and sun room
- Beautifully maintained throughout with great scope for flexible family living

Set within a mature and well-screened plot, the home offers a peaceful and South East facing private garden with a combination of lawn, patio, and planted borders. The driveway provides extensive off road parking in addition to the double garage. The plot also includes a workshop, ideal for hobbies, storage or further development potential (STPP). The rear garden enjoys a sunny aspect and offers excellent space for outdoor entertaining, gardening or relaxation in a quiet residential setting.

Simons Lane is a highly regarded residential road on the edge of Wokingham town, offering the perfect balance of semi-rural tranquillity and convenient access to amenities. The area is known for its large plots, leafy surroundings and peaceful character. Residents enjoy easy access to countryside walks, highly rated schools, and Wokingham's thriving town centre with its array of shops, cafés, restaurants, and train station providing services to Reading and London Waterloo. The nearby A329(M) and M4 motorway links make this an ideal location for commuters seeking space and privacy without sacrificing connectivity.

Council Tax Band: F (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: D





Simons Lane, Wokingham

Approximate Area = 2069 sq ft / 192.2 sq m

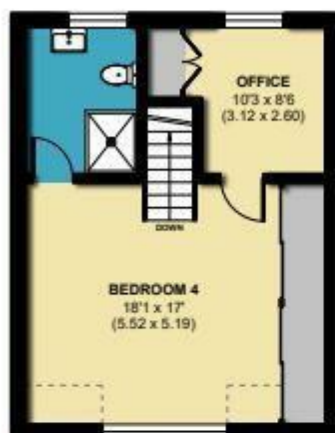
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 265 sq ft / 24.6 sq m

Outbuilding = 127 sq ft / 11.7 sq m

Total = 2477 sq ft / 229.9 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Michael Hardy. REF: 1310095

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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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