



46, Blagrove Lane,
Wokingham,
Berkshire, RG41 4BA

£675,000 Freehold



This spacious and highly versatile four or five bedroom link detached family home offers generous accommodation arranged over three floors, ideal for modern family living. The ground floor features a living room, an impressive kitchen/breakfast room and a separate dining room overlooking the garden, creating excellent space for both entertaining and everyday life. The property also benefits from a further reception room currently used as a play room/bar area, which could easily serve as an additional bedroom, study or family room depending on requirements. A utility room and ground floor shower room add further practicality to the layout. On the upper floors, there are multiple well-proportioned bedrooms alongside family bathroom facilities and additional loft rooms, offering excellent flexibility for growing families, guests or home working.

- Spacious four/five bedroom link detached home
- Kitchen/breakfast room and separate dining room
- Off street parking for multiple vehicles
- Flexible accommodation over three floors
- Additional play room/fifth bedroom
- Convenient Wokingham location

The property benefits from a private rear garden providing an attractive outdoor space for relaxing and entertaining. To the front, there is gated off street parking for multiple vehicles.

Blagrove Lane is conveniently located within easy reach of Wokingham town centre, offering a wide range of shops, restaurants and leisure facilities. The property is also well placed for local schools, countryside walks and transport links, including Wokingham railway station and access to the A329(M) and M4.

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





Blagrove Lane, Wokingham

Approximate Area = 1477 sq ft / 137.2 sq m

Limited Use Area(s) = 251 sq ft / 23.3 sq m

Total = 1728 sq ft / 160.5 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1455399

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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. Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303