



11, Delane Drive,
Winnersh,
Berkshire, RG41 5AT

£575,000 Freehold



A well proportioned four bedroom detached family home situated in a popular residential location in Winnersh. Offering over 1,300 sq ft of accommodation including useful outbuilding, this property provides excellent living space for growing families whilst offering further versatility for home working, hobbies or storage. The ground floor features a spacious living room extending over 17ft in length, creating a bright and welcoming space for everyday family life. A separate dining room provides the perfect setting for entertaining, while the modern kitchen offers ample storage and worktop space. A convenient cloakroom completes the ground floor accommodation. Upstairs, there are four bedrooms served by a family bathroom, with the layout providing flexibility for families, guests or those working from home.

- Four bedroom detached family home
- Cloakroom
- Useful store and detached outbuilding
- Spacious living room and separate dining room
- Driveway parking for multiple vehicles
- Popular Winnersh location with excellent transport links

The property benefits from a private rear garden with the added advantage of both a substantial outbuilding and separate store, ideal for storage, a workshop, gym or home office. To the front, there is driveway parking for multiple vehicles.

Delane Drive is a well regarded residential road in Winnersh, ideally positioned for local amenities, highly regarded schools and excellent transport links. Winnersh railway station is within easy reach, while the A329(M) and M4 provide convenient access for commuters. Nearby Wokingham town centre offers a wide selection of shops, restaurants, leisure facilities and cafes.

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





Delane Drive, Winnersh, Wokingham

Approximate Area = 1185 sq ft / 110 sq m

Store = 34 sq ft / 3.1 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1320 sq ft / 122.4 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: 1470724

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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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