



7, Catherwood Place,
Wokingham,
Berkshire, RG41 1DQ

£590,000 Freehold



This well presented four bedroom detached family home is set on the popular Emmbrook Place development north of Wokingham, close to local schools and shops. The accommodation comprises a spacious, dual aspect living room, a smartly fitted kitchen/dining room with French doors leading onto the rear garden, and a downstairs cloakroom. Upstairs, there are four bedrooms, including a master bedroom with an en-suite shower room, alongside a contemporary family bathroom. Outside, the property benefits from driveway parking at the front and a beautifully maintained, walled rear garden.

- Over 1,600 square feet of living space
- Smartly fitted kitchen
- Private walled rear garden
- Spacious dual aspect living room
- Master bedroom with en suite
- Walking distance to local shops and schools

The private rear garden is enclosed by a six foot brick wall and close-boarded fencing. It is predominantly laid to lawn with a patio area perfect for outdoor dining, complete with exterior wall lighting and space for a garden shed. Gated side access leads to the front driveway, which provides comfortable off-road parking for two vehicles. The front of the property features neat, low hedge borders.

Located just over a mile from the heart of the town, Emmbrook Place is conveniently positioned for Wokingham's fine selection of shopping. The town centre offers a vibrant mix of well-known brands, independent boutiques, cafés, pubs, and restaurants, as well as a historic open air market held since the 13th century. The area benefits from excellent state and private schools, a cinema at nearby Winnersh, and ten-pin bowling at Wokingham Superbowl. For fitness enthusiasts, there are several local gyms and leisure centres, while the surrounding area is renowned for its parks, open spaces, and premium golf courses. Nearby Cantley Park also boasts extensive sports pitches and tennis courts.

There is an annual estate charge of c.£318.00 which covers the cost of the upkeep and maintenance of communal areas and facilities. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

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

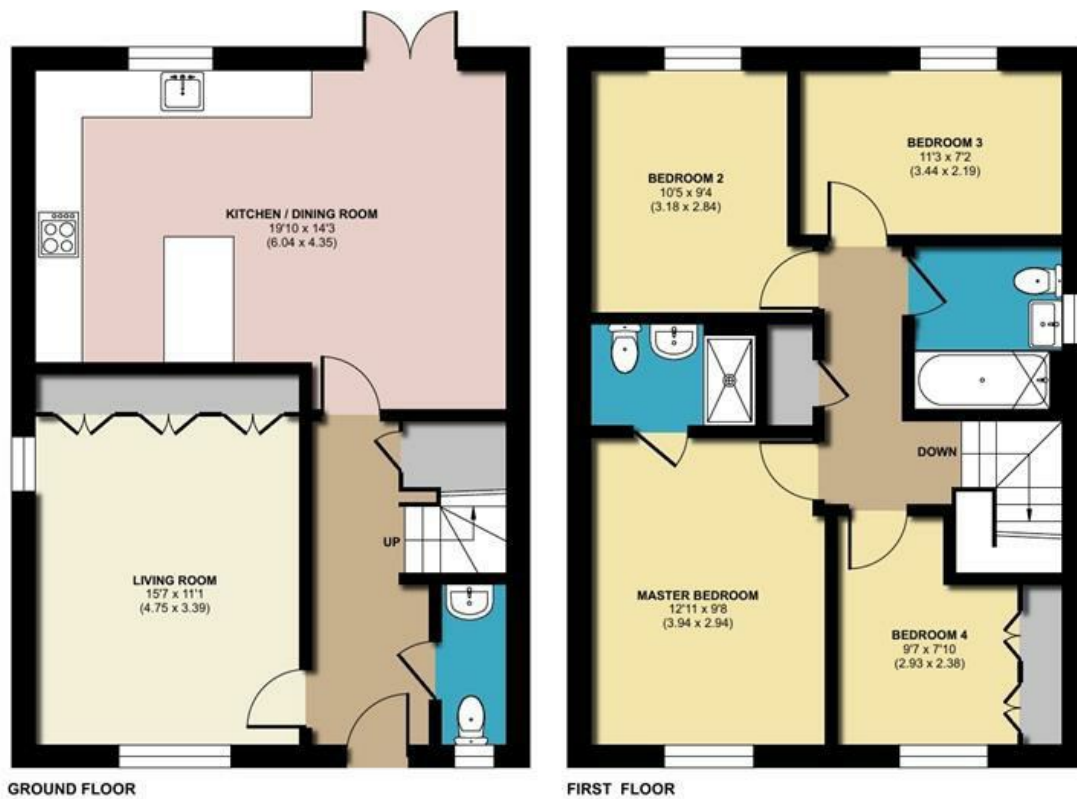




Catherwood Place, Wokingham

Approximate Area = 1124 sq ft / 104.4 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). © nchecon 2026. Produced for Michael Hardy. REF: 1484590

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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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