MICHAEL HARDY
SALES & LETTING



5, Mill Mead,
Wokingham,
Berkshire, RG41 1EW

OIEO £600,000 Freehold





This spacious three bedroom bungalow offers versatile accommodation, including an impressive open plan kitchen/living room and a separate summer house. The accommodation comprises an entrance hall, three double bedrooms, two with en suite shower rooms, and a family bathroom. The open plan kitchen/living room features a breakfast bar, a log burner and French doors opening onto the garden. The master bedroom benefits from an adjoining dressing area and en suite shower room, while bedroom three also enjoys en suite facilities, a kitchenette unit, and independent external access, making it a completely self contained space. The attractively landscaped wrap around garden includes a detached summer house which is insulated and has light and power, providing useful work/gym/social space. Driveway parking and additional double parking behind secure gate.

- Three double bedrooms
- Master bedroom with dressing area and en suite
- Landscaped rear garden with a summer house
- Spacious open plan kitchen/living room
- Bedroom three with door to the garden
- Over 1100 square feet of space

The attractively landscaped rear garden provides a delightful setting for outdoor entertaining, with a lawn bordered by established planting, mature shrubs and trees. Paved terraces offer a choice of seating and dining areas, while stepping stones lead through the garden to a contemporary summer house. A further seating area and space for a hot tub complement the garden, which is enclosed by a combination of timber fencing and rendered walls. To the front, a pea-shingle driveway provides generous parking for three to four vehicles. Planning permission was granted in 2023 for a single storey side and rear extension.

Mill Mead is situated in the Emmbrook area of Wokingham, with access to local schools and the Reading Road. Wokingham town centre offers a range of shops, cafés, restaurants and leisure facilities, together with a railway station providing connections to Reading and London Waterloo.

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









Floorplan

Mill Mead, Wokingham

Approximate Area = 992 sq ft / 92.1 sq m
Outbuilding = 157 sq ft / 14.5 sq m
Total = 1149 sq ft / 106.6 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: 1536692

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
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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