



**8, Neville Close
Wokingham
Berkshire, RG40 5AJ**

£1,075,000 Freehold



This stunning five bedroom detached family home offered to the market with no onward chain is set in a desirable cul-de-sac location north east of Wokingham town centre, close to local shops and popular schools. The accommodation comprises an entrance hall, spacious living room and kitchen/breakfast room, both of which lead onto the private south facing rear garden, along with a dining room, office, cloakroom and utility room. On the first floor there are four bedrooms, including bedroom two with en-suite facilities, together with a family bathroom. The impressive second floor suite provides a generous principal bedroom with fitted wardrobes and an en suite shower room. Outside, the private rear garden features a wooden gazebo/entertaining area. To the front and side there is driveway parking for two cars leading to a detached double garage. The property also benefits from a recently installed air source heat pump and an electric vehicle charging point, enhancing the home's energy efficiency and modern convenience.

- Offered with no onward chain
- Stunning kitchen with fitted appliances
- 2600 Sq Ft of space
- Living room with French doors to garden
- Master suite with fitted wardrobes
- Close to local schools and shops

The rear garden is enclosed by wooden fencing and laid to lawn, with a generous patio area across the rear of the house featuring outside wall lighting. Mature trees along the rear boundary provide additional privacy, and there is a wooden gazebo/entertaining area equipped with lighting, power, and heating. Gated side access leads to the front driveway, which provides parking for two vehicles, along with a detached double garage fitted with lighting, power, and electric remote controlled up-and-over doors.

Neville Close is a desirable cul de sac on the edge of the Mulberry Grove development built by highly regarded Crest Nicholson firm of house builders and comprising executive style four and five bedroom detached houses. Popular local schools are available nearby. The cul de sac is situated approximately one mile east of Wokingham Town centre. The area has proved to be desirable because of the excellent road links to via A329(M) and M4 motorways. The Oakingham Bell public house and restaurant is within easy walking distance.

Annual Estate charge: The vendor has informed us that there is no estate charge for this property, this will need to be verified through your solicitor, as part of the conveyancing process.

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





Neville Close, Wokingham

Approximate Area = 2169 sq ft / 201.5 sq m

Garage = 448 sq ft / 41.6 sq m

Total = 2617 sq ft / 243.1 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: 1420731

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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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