



**6, Barkhart Close
Wokingham
Berkshire, RG40 1PN**

OIEO £650,000 Freehold



A rare opportunity to acquire a stunning, one of a kind home situated in a truly desirable location just a five minute stroll from the heart of Wokingham. Nestled within an exclusive, gated collection of just nine properties built by the renowned Bewley Homes in 2007, this residence offers the perfect balance of security and convenience. Residents benefit from private electric gates and a bespoke footpath providing direct, effortless access to Rectory Road, placing Wokingham Station and the town's vibrant shops and amenities right on your doorstep. The accommodation comprises an entrance hall, cloakroom, and a spacious living room with a feature gas fire. The large kitchen/dining room with Bosch integrated appliances and a water softener, with French doors leading out to a private rear garden and patio.

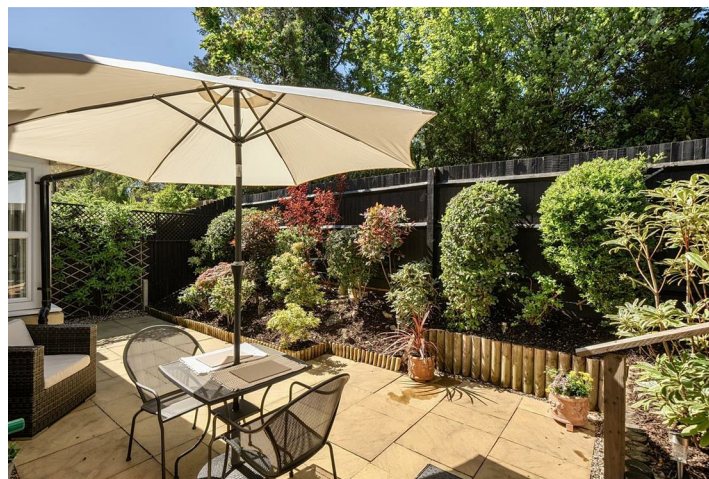
- Gated Development
- Private courtyard rear garden
- Offered with no onward chain
- Desirable cul de sac
- Walking distance to town and mainline station
- Modern fitted kitchen/dining room

The rear garden is enclosed by wooden fencing laid with Indian sandstone paving with well stocked shrub borders hosting a variety of mature plants with a wooden shed located to the side of the property. The garden provides both privacy and a wonderful sense of peace and tranquillity, with its own private parking at the front of the property with visitors parking.

Barkhart Close is a beautiful and unique home situated within a five-minute walk of Wokingham town centre, offering easy access to shops, local amenities, and the mainline station. This property is part of a private collection of just nine homes built in 2007 by Bewley Homes. The development features electric gates for added security, and residents benefit from exclusive access to a private path leading directly onto Rectory Road.

There is an annual estate charge of c.£1,200.00 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: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





Barkhart Close, Wokingham

Approximate Area = 963 sq ft / 89.5 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 981 sq ft / 91.1 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR

FIRST FLOOR

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: 1451462

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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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