MICHAEL HARDY
SALES & LETTING

Gatcombe House, Forest Road
Wokingham
Berkshire, RG40 5SA

£900,000 Freehold

This well presented four bedroom detached family home is set in a desirable non estate location north of Wokingham. The accommodation comprises living room with sliding doors into the garden room, dining room, kitchen/dining room, cloakroom and study. There are four first floor bedrooms including a master bedroom with en suite shower room.

Outside, the rear garden is enclosed by wooden fencing, has a patio area with the remainder mainly laid to lawn with well stocked borders comprising a variety of mature trees including silver birch and conifers. There is a tandem length garage at the side of the house with light and power. To the front, the block paved driveway provides parking for several vehicles.

Forest Road is located approximately 1.75 miles to the north east of Wokingham and runs from Wokingham to Binfield. Gatcombe House is ideally situated for the commuter, with convenient access to the motorway network at the nearby Coppid Beech roundabout and to mainline stations at Wokingham and Twyford, which offer fast links into Reading and London, including the newly opened Elizabeth Line.

- Offered with no chain
- Master bedroom with en suite
- Private landscaped gardens
- Over 2000 square feet of space
- Spacious garden room
- Views across open fields

MATERIAL INFORMATION

Part A
Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Part B
Property construction – Standard form

Services:
Gas - Mains
Water – Mains
Drainage – Septic Tank. This is emptied once a year at a cost of c.£250.00 which is offset by a reduction in water rates. The vendor believes the septic tank complies with current building regulations although a survey will need to be conducted during the purchase process to confirm this to be correct.
Electricity - Mains
Heating - Gas Central Heating and Solar panels

Broadband Connection available (information obtained from Ofcom):
Standard - ADSL - Highest available download speed: 3 Mbps – Highest available upload speed: 0.4 Mbps
Superfast - (FTTC) - Highest available download speed: 51 Mbps - Highest available upload speed 8 Mbps
Ultrafast - (FTTP) – Highest available download speed: 1000 Mbps - Highest available upload speed 1000 Mbps

Mobile Phone Coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site https://checker.ofcom.org.uk

Parking
There is private driveway parking available at the property

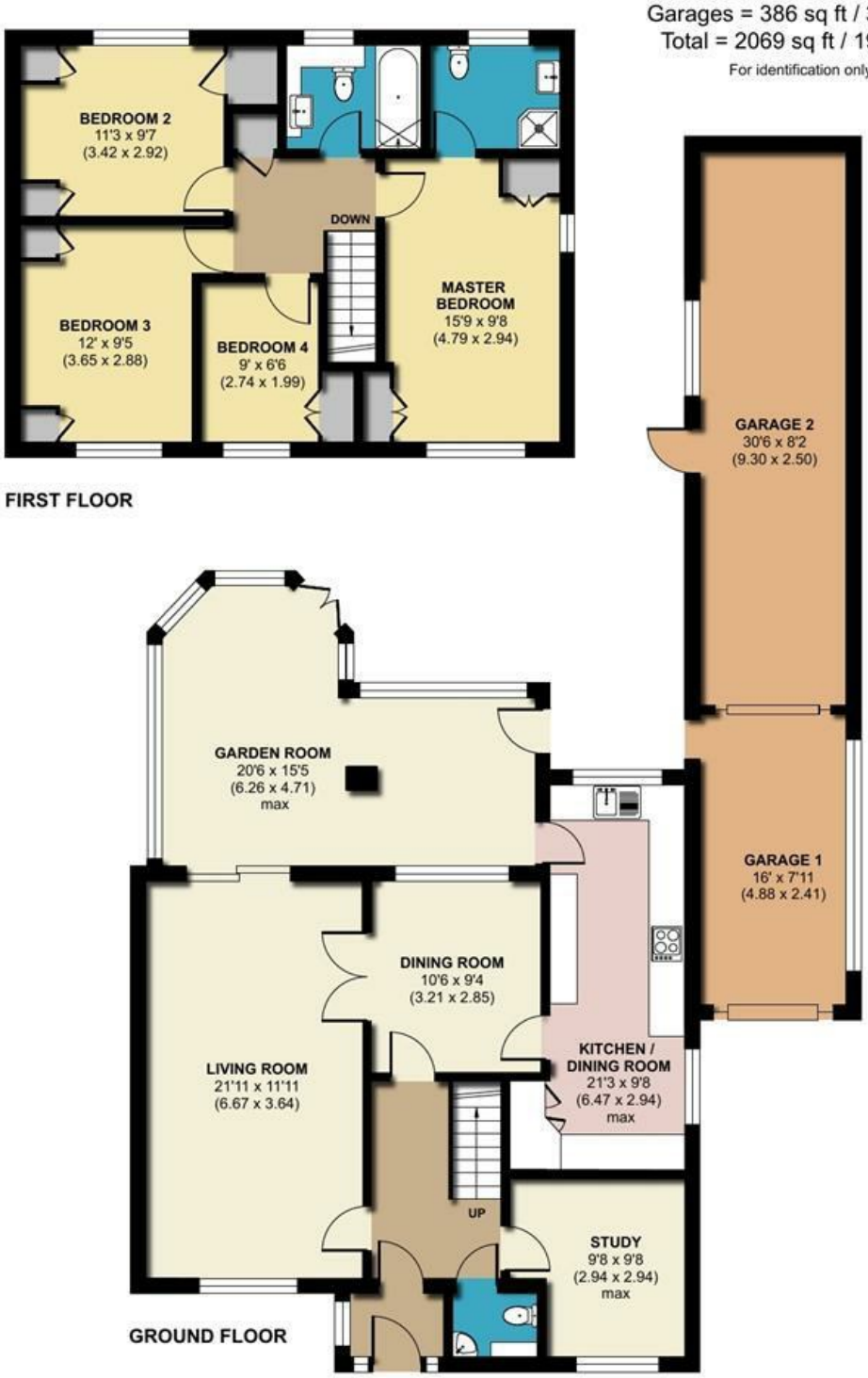
Part C
We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding
Flooded in last 5 years: - No - We understand the flood risk summary for the area around the property is considered Very Low risk for surface water flooding. Flooding from rivers and seas is Very Low risk, for further information please check the gov.uk website: https://check-long-term-flood-risk.service.gov.uk/postcode

Planning
Pre-1998 Planning Application: 42961 - Digital records on WBC planning department are from 1998 to the present day. Any planning documents prior to this date are kept on Microfiche at Wokingham Borough Council offices. https://planning.wokingham.gov.uk/FastWebPL/welcome.asp

Forest Road, Wokingham

Approximate Area = 1683 sq ft / 156.3 sq m
Garages = 386 sq ft / 35.8 sq m
Total = 2069 sq ft / 192.2 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 2024. Produced for Michael Hardy. REF: 1207538

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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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