



45, Barkham Road  
Wokingham  
Berkshire, RG41 2RG

**OIEO £475,000 Freehold**



This immaculately presented character cottage is ideally located within walking distance of Wokingham town centre and train station. The vendor has sympathetically enhanced the property, retaining many original character features while delivering a high quality finish throughout. The accommodation comprises an entrance porch, a welcoming living room, a separate dining room, a stunning fitted kitchen with adjoining utility room, and a ground floor shower room. On the first floor, there are two generous bedrooms, while the top floor features a spacious master suite with an open plan en suite.

- Character cottage, immaculately presented
- Fitted kitchen and utility
- Walking distance to town centre & train station
- Living/dining room
- Master with en suite
- No onward chain

This charming property features an enclosed front garden laid to hardstanding. To the rear, the garden is fully panel fenced and mainly laid to lawn, with a timber shed providing practical storage. The property has right of way for rear garden access through 47,49 and 51 Barkham Road.

Barkham Road comprises a mix of properties, including character homes, executive detached houses, and apartments. The property is close to Wokingham town centre and just a few minutes' walk from the train station on the Waterloo line. Commuter links are excellent, with the A329(M)/M4 accessible from the east of town, as well as routes to Camberley via Arborfield and the A327.

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

The vendor has advised that directly outside the property there is permit-only parking, available for residents of 45, 47, 49 and 51 Barkham Road. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.





## Barkham Road, Wokingham

Approximate Area = 889 sq ft / 82.5 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 936 sq ft / 86.8 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1374634

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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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