



10, Sandy Lane  
Wokingham  
Berkshire, RG41 4DD

**£850,000 Freehold**





This smartly presented four bedroom detached family home is situated on a generous corner plot set on the highly desirable Woodlands Development. The impressive accommodation comprises entrance hall, family room, spacious living room with fireplace, adjoining dining room and re-fitted kitchen/breakfast room. There are four double bedrooms, including a master bedroom with en suite facilities, and a family bathroom. The detached double garage and driveway parking are approached from the rear of the house.

- Dual aspect living room
- Master bedroom with en suite
- Detached double garage
- Re-fitted Kitchen/breakfast room
- Private south west facing rear garden
- Close to woodland walks

The south west facing rear garden is enclosed by fencing and a large retaining wall, laid to lawn with a patio at the rear of the house. There are mature plants in the rear borders with a wooden pergola over a circular paved entertaining area in the corner. There is gated rear access and a glazed door from the garden into the detached double garage with electric roller doors, light, power and loft access. The generous gravel drive provides parking for five large vehicles. The front garden is laid to lawn and is enclosed by beech hedging with a covered entrance porch.

The Woodlands comprises well designed detached family homes set on generous plots which is within close proximity to parkland and a number of pleasant walks. Wokingham town centre is approximately 1.5 miles away via Barkham Road. There is access to the M4 and A329(M) in nearby Winnersh.

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







## Sandy Lane, Wokingham

Approximate Area = 1535 sq ft / 142.6 sq m

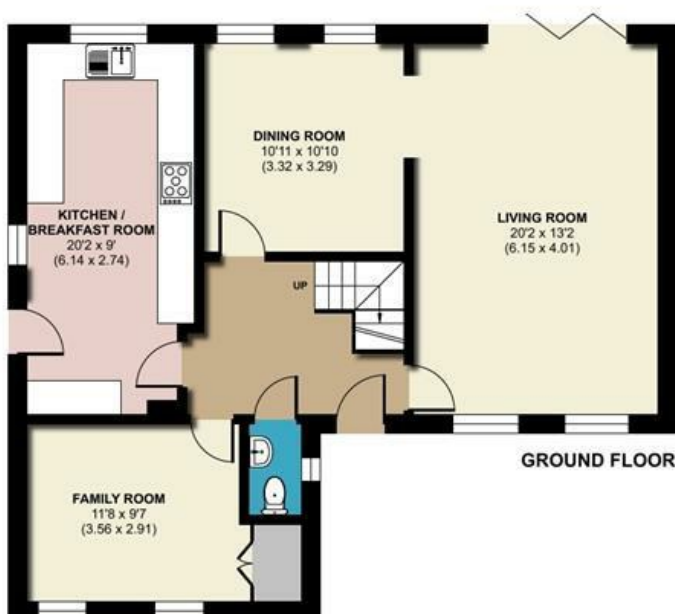
Limited Use Area(s) = 29 sq ft / 2.6 sq m

Garage = 327 sq ft / 30.3 sq m

Total = 1891 sq ft / 175.5 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: 1381276

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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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