



**Tudor Place, 92 Arbor Lane
Winnersh
Berkshire, RG41 5JD**

£1,400,000 Freehold



An exceptional six bedroom detached family home offering over 4,000 sq ft of beautifully balanced accommodation, perfectly designed for modern family living and entertaining. Set behind gated access, this impressive home combines substantial living space with flexible accommodation, making it ideal for growing families. The heart of the home is the stunning open plan kitchen/breakfast room, complete with central island and direct access into multiple reception spaces including a generous dining room, family room and an impressive dual aspect living room measuring over c.28ft in length. A superb garden room further enhances the entertaining space and creates an effortless connection to the outside. The property also offers excellent flexibility with a sixth bedroom positioned on the ground floor alongside a nearby shower room, making it particularly well suited to multi generational living, guest accommodation or older family members requiring ground floor space. Upstairs, the home continues to impress with five further well proportioned bedrooms and multiple bathrooms, including a luxurious principal suite.

- No onward chain
- Over 4,000 sq ft of accommodation
- Gated entrance with extensive driveway parking
- Exceptional six bedroom detached home
- Flexible layout ideal for multi generational living
- Prime Winnersh location

The property is approached via gated access leading to a large driveway providing extensive off street parking alongside an integral garage. The rear garden offers a private and established outdoor setting, ideal for entertaining and family life.

Arbor Lane is one of Winnersh's most desirable residential locations, offering excellent access to local schools, transport links and nearby amenities. Winnersh and Wokingham railway stations are both easily accessible, along with the A329(M) and M4 for commuters. The area also benefits from nearby countryside walks, golf courses and leisure facilities.

Council Tax Band: G (Subject to change)
Local Authority: Wokingham Borough Council
Energy Performance Rating: TBC





Arbor Lane, Winnersh, Wokingham

Approximate Area = 4010 sq ft / 372.5 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 4285 sq ft / 398 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Michael Hardy. REF: 1458825

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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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