



15, Oak Drive
Arborfield Green
Berkshire, RG2 9GJ

OIEO £575,000 Freehold



Exceptional three bedroom, three-bathroom double-fronted home on a generous corner plot in Arborfield Green, one of the area's most sought-after family communities. A much loved and beautifully maintained large three bedroom, three bathroom double fronted home, set on a generous corner plot with no immediate neighbours. Offering the best of both worlds modern enough to feel fresh, yet established enough to be lived in and refined. The property features a large open plan kitchen/diner with integrated appliances and a spacious living room, both opening directly onto the landscaped garden. The principal bedroom enjoys a private en suite, while two further bedrooms and additional bathrooms provide flexibility for family life. Off-street parking for two vehicles, including an EV charging point, adds to the everyday ease and appeal of this welcoming home.

- Generous corner plot
- Spacious living room with garden access
- Off-street parking for two vehicles
- Large open-plan kitchen/diner
- Landscaped rear garden
- Lake and green spaces at the heart of the development

Positioned proudly on its corner plot, the house enjoys a sense of openness rarely found in modern developments. The landscaped garden has been thoughtfully designed, offering ample space for entertaining, children's play, and quiet moments alike, with direct access from both the kitchen/diner and living room. To the front, a driveway provides secure parking for two large vehicles and includes a fitted EV charging point. Additional guest parking is available in lay-bys immediately adjacent, set within a peaceful cul-de-sac setting.

Arborfield Green is more than just a development, it's a thriving, family friendly community. This home enjoys an enviable position just steps from Hazebrouck Meadow and moments from California Country Park, offering a direct connection to nature, play, and community life. At the heart of the development sits a lake, surrounded by green spaces and walkways, creating an ideal environment for families and pets. Local schools, shops, and leisure facilities are close at hand, with Wokingham, Reading and excellent transport links all within easy reach. It is this rare blend of nature, community spirit and convenience that makes Arborfield Green one of the most sought-after places to live.

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

There is an annual estate charge of c.£415.56 which covers 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.





Oak Drive, Arborfield Green, Reading

Approximate Area = 1223 sq ft / 113.6 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 1472 sq ft / 136.7 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 2025. Produced for Michael Hardy. REF: 1356995.

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303