



*Michael Hardy*  
**MICHAEL HARDY**  
RESIDENTIAL ESTATE AGENTS

Sadlers Cottage, Sadlers End, Sindlesham, Berkshire, RG41 5AL

**£1,125,000**  
**Freehold**



# Sindlesham, Wokingham

Approximate Area = 1788 sq ft / 166.1 sq m

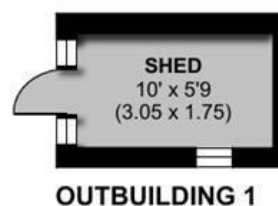
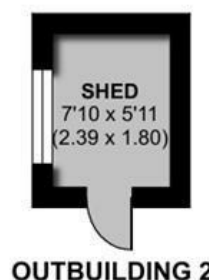
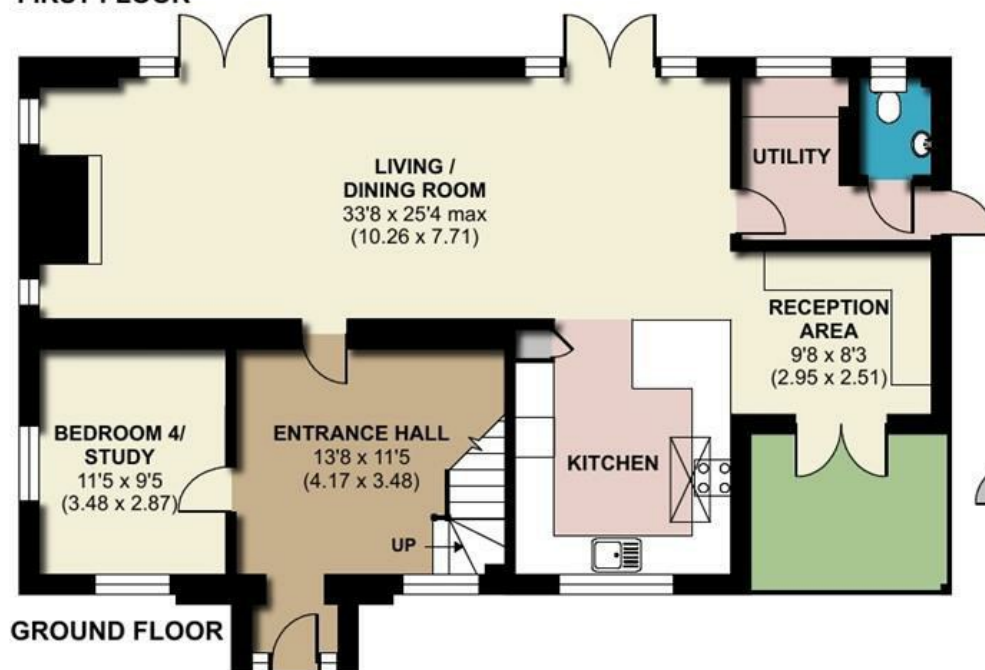
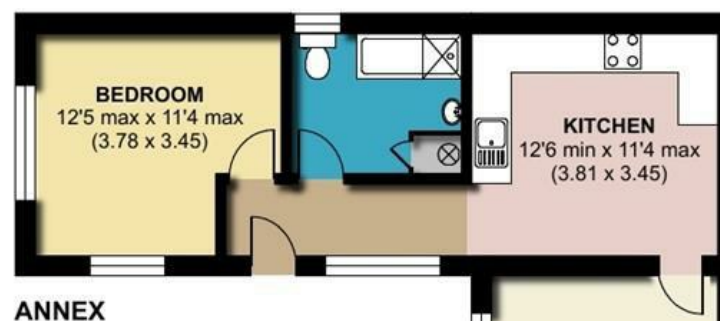
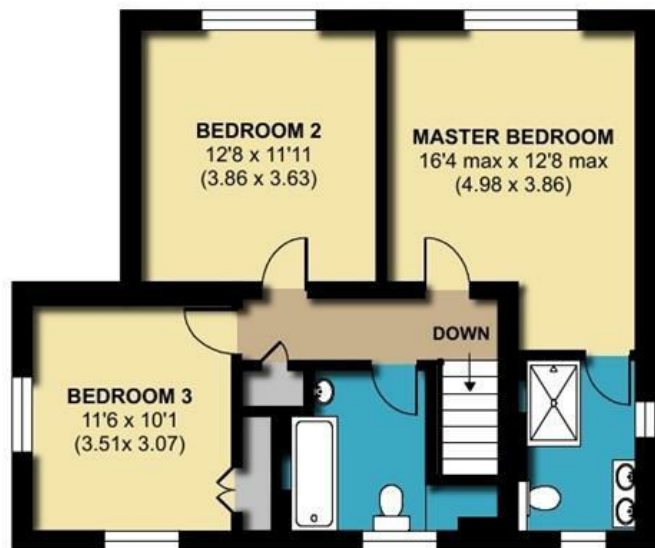
Annex = 544 sq ft / 50.5 sq m

Garage = 232 sq ft / 21.6 sq m

Outbuilding = 105 sq ft / 9.8 sq m

Total = 2669 sq ft / 248 sq m

For identification only - Not to scale





This stunning, unique four bedroom detached house is set in a desirable non estate location on a plot approaching 1/3rd of an acre which offers views across open fields at the rear. The well presented, versatile accommodation comprises entrance hall, refitted kitchen which adjoins the spacious living/dining room, bedroom four/study, reception room and utility. There are three first floor double bedrooms including master bedroom with en suite, Outside there is a separate one bedroom detached annexe with living room, kitchen and bathroom. There are generous well maintained gardens and a garage with adjoining carport.

- Attractive views across open fields
- Impressive living/dining room with open fireplace
- Versatile open plan living
- Garage and workshop
- Gated entrance with ample parking
- Detached one bedroom annexe

#### **Situation**

Sadlers End is a desirable non estate location surrounded by open countryside with numerous pleasant walks available nearby. There is a variety of individual property with generous plots in the road which is set approximately 2 miles southwest of Wokingham town centre and a mile from Winnersh train station and Sainsburys supermarket. For the commuter the A329(M)/M4 can be accessed via Winnersh and the Barkham Road links up with the A327 giving access both to Reading and Camberley.

#### **Outside**

The generous plot comprises nearly a 1/3 rd of an acre with lawned gardens that surround the side and rear of the house , enclosed by wooden fencing with a variety of trees at the side. There is an area of patio across the rear of the house with a covered veranda which boasts views across open fields, To the front there is a shingle driveway which provides parking for numerous vehicles and a detached garage and adjoining carport. There is also a detached one bedroom annexe which provides additional 554 Sq Ft of living accommodation. The front boundary is screened by mature trees with double gates at the front providing privacy.

#### **Energy Performance Rating**

D

#### **Council Tax Band**

Wokingham Borough Council

#### **Local Authority**

E

#### **Directions**

Leave Wokingham on the Reading Road proceed over the Woosehill roundabout and continue down to the next roundabout, taking the first exit onto the relief road, take a left at the traffic lights onto King Street Lane, continue to the mini roundabout taking the 1st exit into Bearwood Road, continue to The Walter Arms public house taking the next left into Sadlers End where the property will be found on your left.





## Residential Sales and Lettings

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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, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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