



15, Columba Gardens
Wokingham
Berkshire, RG40 1GB

£650,000 Freehold



This smartly presented four bedroom detached family home is set at the end of a cul de sac on the popular Carillons development east of Wokingham town centre close to local shops and popular schools. The accommodation comprises entrance hall, spacious living room, kitchen/dining room which overlooks the south facing rear garden, cloakroom and utility room. There are four bedrooms and a family bathroom on the first floor bedrooms including master bedroom with fitted wardrobes and en suite shower room. Outside the private rear garden is enclosed by wooden fencing with driveway parking in front of the single garage at the side.

- Popular Carillons development
- Kitchen with fitted appliances
- 1400 Sq Ft of space
- Spacious living room
- Master bedroom with en suite
- Close to local schools and shops

The private rear garden is enclosed by wooden fencing, laid to lawn with a raised area of tiled patio across the rear of the house with outside wall lighting and a raised water feature. Gated side access leads to the front driveway which provides parking for two vehicles in tandem. The front garden is laid to lawn with mature shrub borders. There is a single garage at the side with door from garden and up and over door to the front.

A lovely quick country walk leads to the popular The Foundry Bell, just 5 minutes away, which hosts live music on Saturday evenings. The Oakingham Bell is also a short 5-minute walk. Beautiful countryside and dog walks are right on the doorstep, while excellent local schools – including Floreat Montague Park Primary School and St Crispin's School – are within easy walking distance subject to catchment areas. A brisk 20-minute walk brings you into Wokingham town centre, offering a fantastic selection of eateries, shops and coffee houses.

There is an annual estate charge of c.£389.64 which covers the cost of 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.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: C





Columba Gardens, Wokingham

Approximate Area = 1208 sq ft / 112.2 sq m

Garage = 192 sq ft / 17.8 sq m

Total = 1400 sq ft / 130 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 2026. Produced for Michael Hardy. REF: 1423202.

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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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