MICHAEL HARDY
SALES & LETTING

196c, Old Woosehill Lane
Wokingham
Berkshire, RG41 3HQ

Guide Price £930,000 Freehold

Situated in a sought-after area of Wokingham, this impressive six-bedroom detached family home offers substantial and flexible living accommodation arranged over three floors, with over 2,300 sq ft in total. The spacious layout includes a bright living room with bay window, a large kitchen/dining room, a separate study and a large utility room on the ground floor. The first floor hosts four well-proportioned bedrooms including a generous master suite with en suite bathroom, while the second floor provides two additional double bedrooms and a shower room, perfect for teenagers, guests, or a dedicated home office space.

- Six bedrooms
- Large kitchen/dining room
- West facing garden
- Three bathrooms
- Study and utility room
- Off-street parking, detached garage

To the front, the property offers ample off street parking along with access to the detached garage, providing secure storage and additional parking if needed. The west facing rear garden is mainly laid to lawn and benefits from afternoon and evening sun, making it ideal for outdoor dining and entertaining. Mature borders provide privacy and a pleasant outlook.

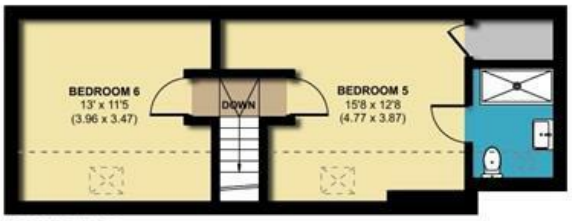
Old Woosehill Lane is well-regarded for its convenient location within easy reach of Wokingham town centre, reputable local schools, and open green spaces. Excellent transport links include easy access to the A329(M) and M4, along with Wokingham’s mainline train station, making it a popular area for families and commuters alike.

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

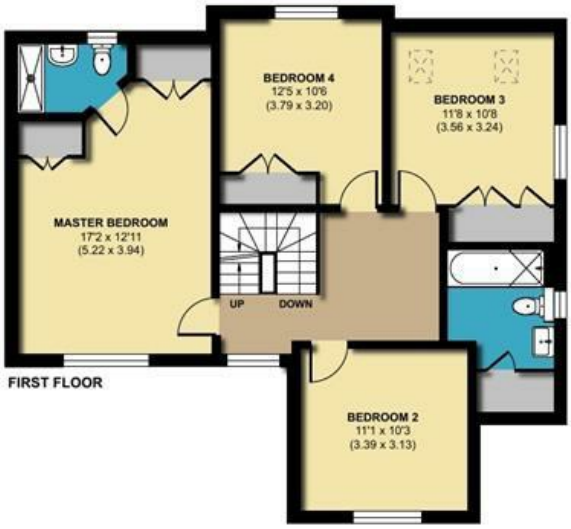
Floorplan

Old Woosehill Lane, Wokingham

Approximate Area = 2095 sq ft / 194.6 sq m
Limited Use Area(s) = 95 sq ft / 8.8 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 2377 sq ft / 220.7 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

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: 1316185

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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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