MICHAEL HARDY
SALES & LETTING

Gatcombe House, Forest Road
Wokingham
Berkshire, RG40 5SA

OIEO £735,000 Freehold

This well presented four bedroom detached family home is set in a desirable non estate location north of Wokingham. The accommodation comprises living room with sliding doors into the garden room, dining room, kitchen/dining room, cloakroom and study. There are four first floor bedrooms including a master bedroom with en suite shower room.

- Offered with no chain
- Master bedroom with en suite
- Private landscaped gardens
- Over 2000 square feet of space
- Spacious garden room
- Views across open fields

The rear garden is enclosed by wooden fencing, has a patio area with the remainder mainly laid to lawn with well stocked borders comprising a variety of mature trees including silver birch and conifers. There is a tandem length garage at the side of the house with light and power. To the front, the block paved driveway provides parking for several vehicles.

Forest Road is located approximately 1.75 miles to the north east of Wokingham and runs from Wokingham to Binfield. Gatcombe House is ideally situated for the commuter, with convenient access to the motorway network at the nearby Coppid Beech roundabout and to mainline stations at Wokingham and Twyford, which offer fast links into Reading and London, including the newly opened Elizabeth Line.

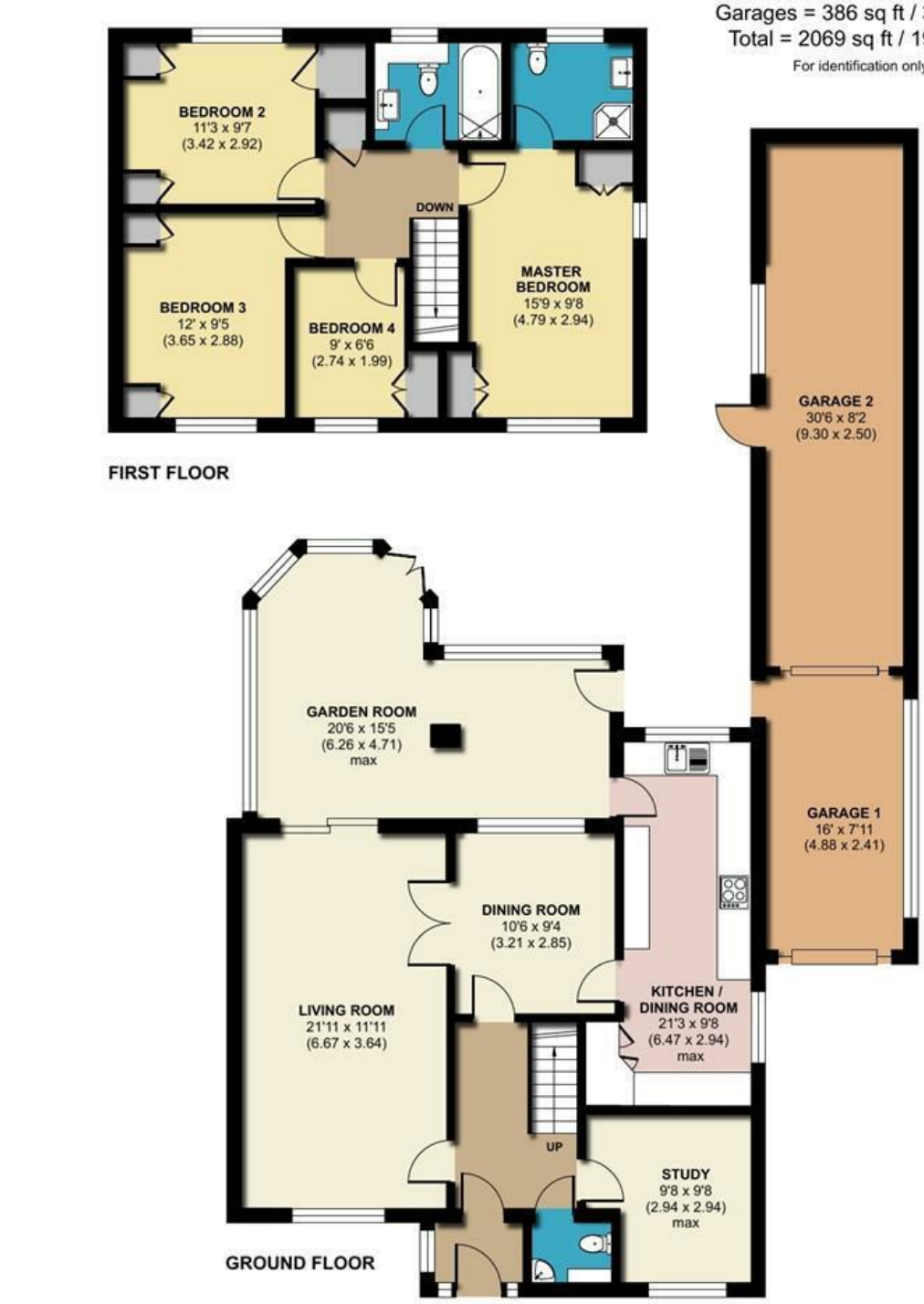
Council Tax Band: G
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

Septic Tank. This is emptied once a year at a cost of c.£250.00 which is offset by a reduction in water rates. The vendor believes the septic tank complies with current building regulations although a survey will need to be conducted during the purchase process to confirm this to be correct.

Floorplan

Forest Road, Wokingham

Approximate Area = 1683 sq ft / 156.3 sq m
Garages = 386 sq ft / 35.8 sq m
Total = 2069 sq ft / 192.2 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 2024. Produced for Michael Hardy. REF: 1207538

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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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