



40 FROG HALL DRIVE, WOKINGHAM, BERKSHIRE, RG40 2LF
OFFERS OVER £1,000,000 FREEHOLD

Winkworth



FROG HALL DRIVE

Offered to the market for the first time in over 50 years this is an opportunity to acquire an attractive detached period home set in a tucked away location on the outskirts of town adjacent to Frog Hall Manor.

The property would lend itself to extension or remodelling subject to planning and has the added benefit of a triple garage block and stable block/workshop.

You enter the property into a generous reception hall with the dual aspect living room on your left with its feature stone fireplace and timber panelled walls. On your right you have a living room which gives access to a study at the front and kitchen to the rear with a utility off.

Upstairs are 4 family bedrooms plus a small nursery, an ensuite to bedroom one and family bathroom.

The overall plot is 0.25 of an acre with a courtyard to the front and triple garage and covert carport. To the rear is a lawned garden and former stable block/workshop with a further side kitchen garden with productive vegetable plot all screened by mature trees and shrubs.

Being set towards the end of Frog Hall Drive it's a quiet spot yet offering easy access to the town centre and St Crispin's school as well as the A329m and M4.



EPC: D

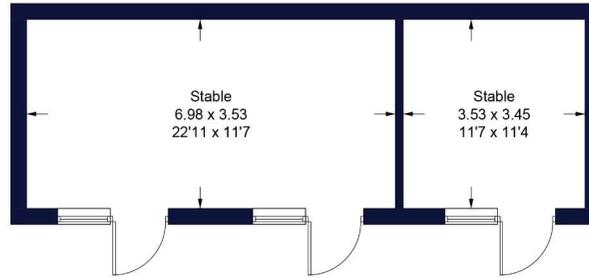




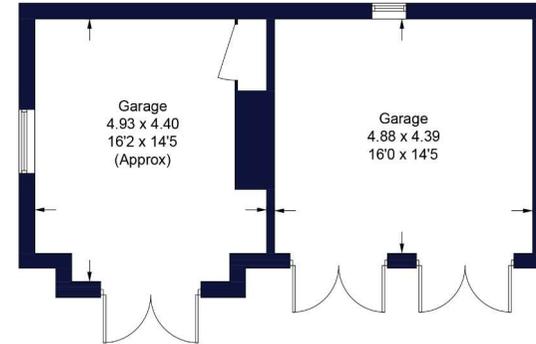
Frog Hall Drive

Approximate Gross Internal Area Total = 166.0 sq m / 1786 sq ft
Outbuildings = 82.2 sq m / 885 sq ft
Total = 248.2 sq m / 2671 sq ft

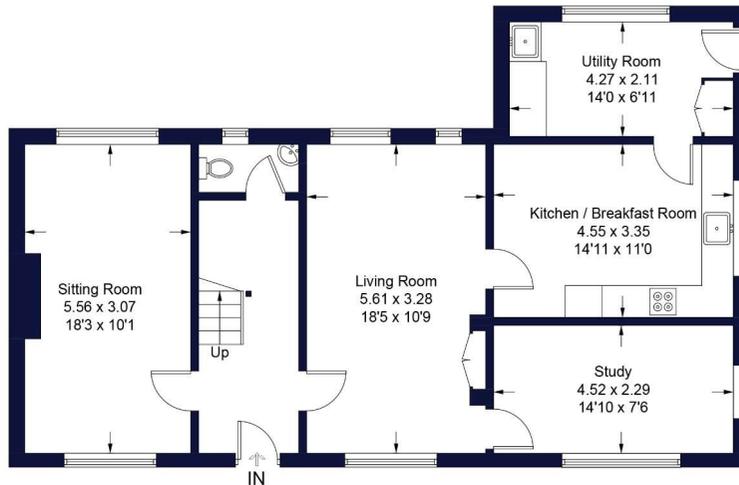
Winkworth



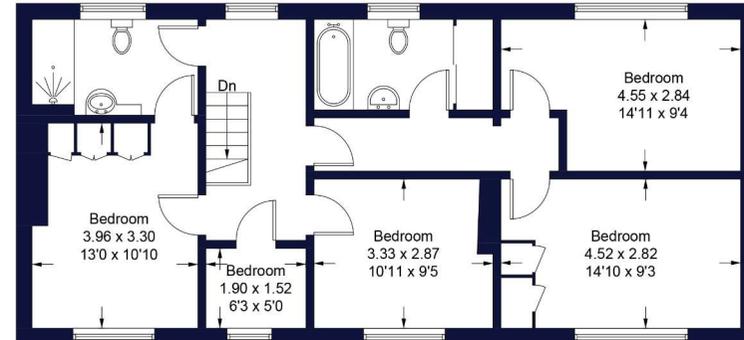
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor
Sq m 88.0 / Sq ft 947



First Floor
Sq m 78.0 / Sq ft 839

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID 1094690)

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

Winkworth

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.