



**49A, NEW WOKINGHAM ROAD, CROWTHORNE, BERKSHIRE, RG45 6JG  
OIE £850,000 FREEHOLD**

**A CONTEMPORARY FAMILY HOME WITH 3-4 BEDROOMS IN A DESIRABLE CROWTHORNE LOCATION BUILT IN 2017 BY THE CURRENT OWNERS. THIS INDIVIDUAL ARCHITECT DESIGNED PROPERTY IS FINISHED TO THE OWNERS EXACTING STANDARDS AND IS TRULY UNIQUE AS WELL AS BEING OFFERED TO THE MARKET FOR THE FIRST TIME!**

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Offered with no onward chain it's an opportunity not to be missed and we are sure it will not be around for long.

The covered entrance porch gives access to the hallway with ample fitted storage units and bespoke staircase to the first floor. There is a reception room to the front, a utility/shower room and cloak room off the hall and an impressive kitchen/dining/family room at the rear overlooking the garden. The kitchen and utility come with a range of integrated appliances and the ground floor benefits from underfloor heating with individual room thermostats and higher ceiling heights than normally found. Each room has larger than average windows allowing an abundance of light into them creating that light and airy feeling.

On the first floor there is a practical study area looking out to the side with the master bedroom overlooking the rear with its own en suite bathroom and dressing area. The two further double bedrooms face the front with access to a full width balcony. All three bedrooms on this floor have part vaulted ceilings with concealed lighting adding to the feeling of space. A luxury family bathroom completes this level.

Moving up to the third floor you will find a further bedroom/games room which has planning consent passed in 2024 to incorporate two roof light windows if required. Across the landing is a further luxury bathroom and plant room containing the boiler and water tanks.

Outside to the front is a driveway providing off road parking with a useful turning table ensuring easy access when departing.

To the rear is a generous mature garden laid to lawn with established trees and shrubs and decking adjoins the property for outdoor entertainment. Another useful feature is the summer house/home office with light and power.

The property is situated in the ever-popular village of Crowthorne, just a short distance from the main High Street with its numerous shops and restaurants and for the commuter there is access to Crowthorne station, the nearby town of Wokingham with its main line link to Waterloo and Reading and both the M4 and M3 motorways are within easy reach. The Roman Catholic Holy Ghost church is next door.

## AT A GLANCE

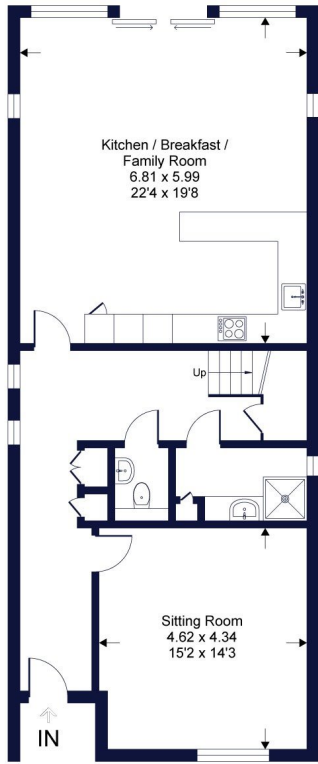
- Contemporary family home
- Accommodation over 3 floors
- 4 bath/shower rooms
- Council tax band F Wokingham
- Satellite/Fibre TV BT, Sky & Virgin
- Mobile EE, Vodafone, Three & O2
- Broadband Superfast 80 Mbps
- Planning granted Oct 2024 for 2 skylights
- Underfloor heating to ground floor
- Driveway with car turntable



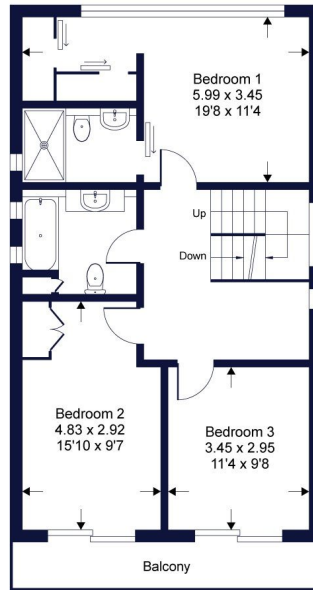




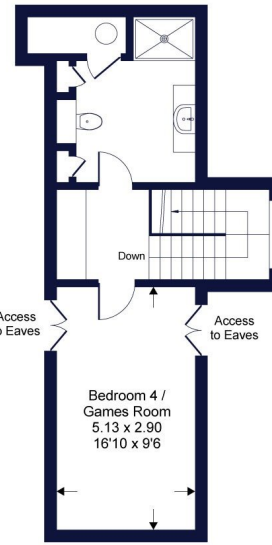
**New Wokingham Road**  
 Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft



**Ground Floor = 89.4 sqm / 963 sqft**



**First Floor = 64.2 sqm / 692 sqft**



**Second Floor = 34.3 sqm / 370 sqft**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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