



## 25 Seaward Drive

### Buyers report

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Report compiled

15th October 2024

Data you can rely on:



**Winkworth**

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## Key Property Information












Situated on the sought after development, Mulberry Grove, is this immaculately presented 5 bedroom detached family home. The property offers all the luxuries of modern day living as well as being ideally located close to all the amenities Wokingham Town Centre has to offer including its highly desirable schools.

## Key Property Information

Number of bedrooms	<b>5 bedrooms</b>	Last Sold: 30-10-2017	<b>£869,950</b>	Lease type	<b>Freehold</b>
Number of bathrooms	<b>3 bathrooms</b>				
Property type	<b>Detached</b>				
Year built	<b>2017</b>				
Efficiency rating (current)	<b>85 B</b>	Council tax	<b>Band G</b>	Mains gas	<b>N/A</b>
Efficiency rating (potential)	<b>92 B</b>	Estimated cost	<b>£3,596 per year</b>	Wind turbines	<b>N/A</b>
Enviro impact (current)	<b>85 B</b>	Local authority	<b>Wokingham</b>	Solar panels	<b>N/A</b>
Enviro impact (potential)	<b>92 A</b>			Mains fuel type	<b>Mains Gas</b>
Floor type	<b>Other</b>				
Roof type	<b>Other</b>				
Wall type	<b>Other</b>				
Window type	<b>High Performance</b>				

## Key Property Information

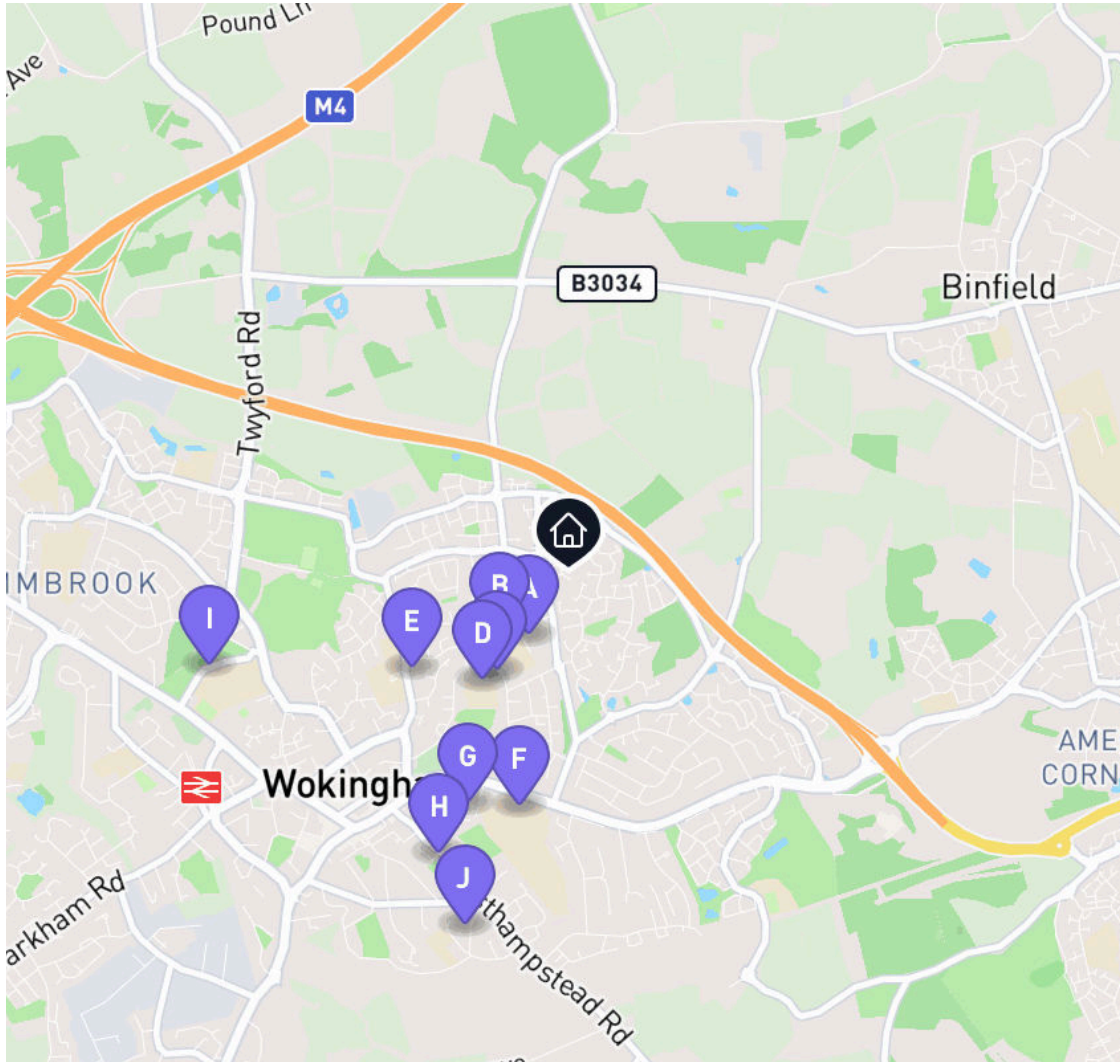
 EE coverage	 <b>Okay</b>
 O2 coverage	 <b>Good</b>
 Three coverage	 <b>Poor</b>
 Vodafone coverage	 <b>Good</b>

Basic broadband	 <b>9mb</b>
Superfast broadband	 <b>73mb</b>
Ultrafast broadband	 <b>1000mb</b>
Overall broadband	 <b>1000mb</b>

Garden direction (est)	<b>East</b>
Primary orientation	<b>Back</b>
Outdoor area	<b>266</b>

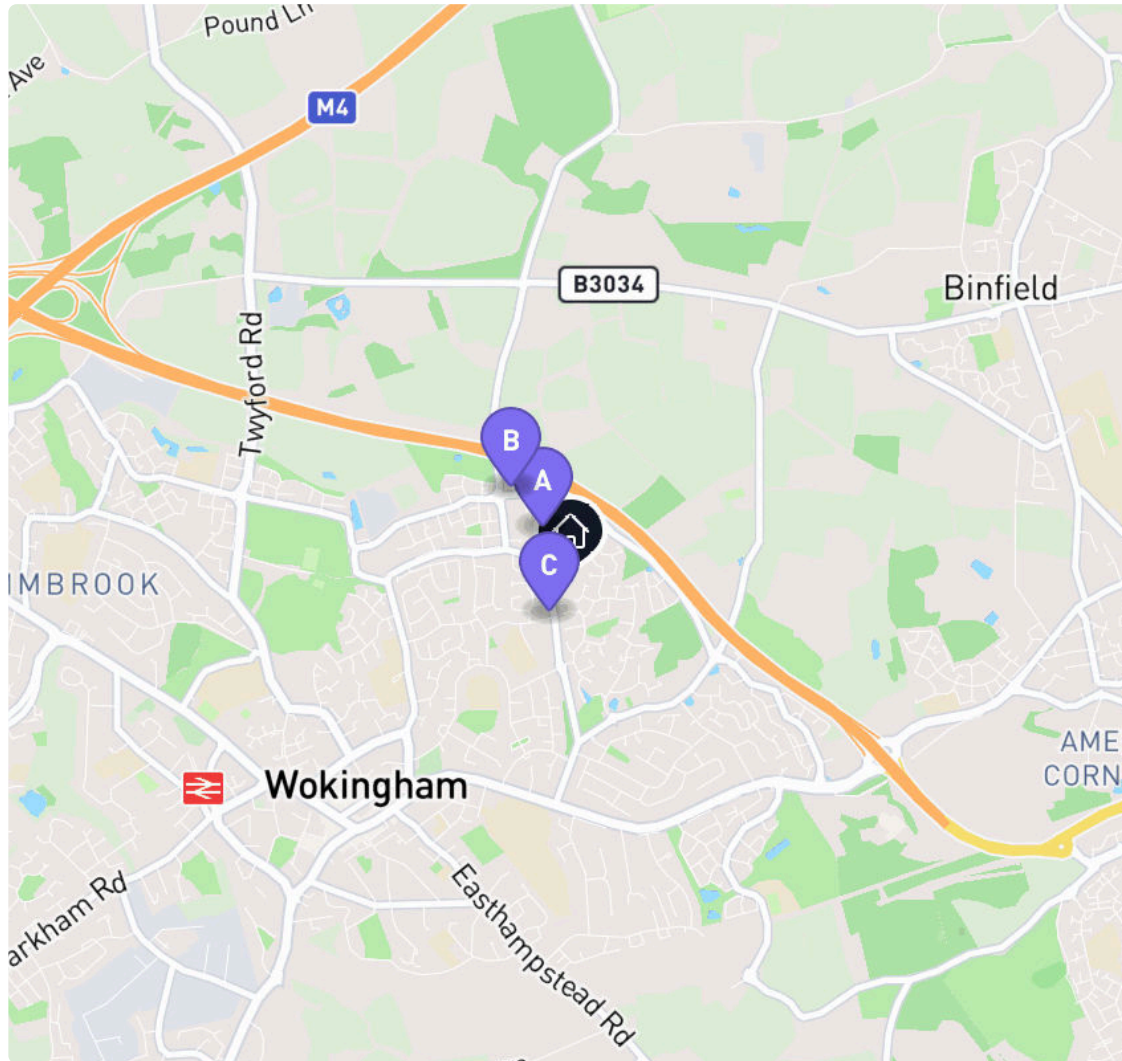
Has restrictive covenants	<b>Yes</b>
In a conservation area	<b>Yes</b>
In a national park	<b>No</b>

## Local Education



- A** Foundry College Good  
0.51km • Pupilreferralunits
- B** Keep Hatch Primary School Good  
0.56km • Primary
- C** All Saints Church Of England Primary School Good  
0.72km • Nursery
- D** All Saints Cofe (Aided) Primary School Good  
0.79km • Nursery
- E** High Close School Good  
0.94km • Special
- F** St Crispin's School Good  
1.27km • Secondary
- G** Westende Junior School Not rated  
1.32km • Special
- H** St Teresa's Catholic Academy Good  
1.58km • Nursery
- I** The Holt School Outstanding  
1.73km • Secondary
- J** Chiltern Way Academy Wokingham Outstanding  
1.85km • Special

## Local Transport



**A** Culver Grove  
0.13km • Bus stop or station

**B** Spooner Place  
0.32km • Bus stop or station

**C** Keephatch Road  
0.39km • Bus stop or station

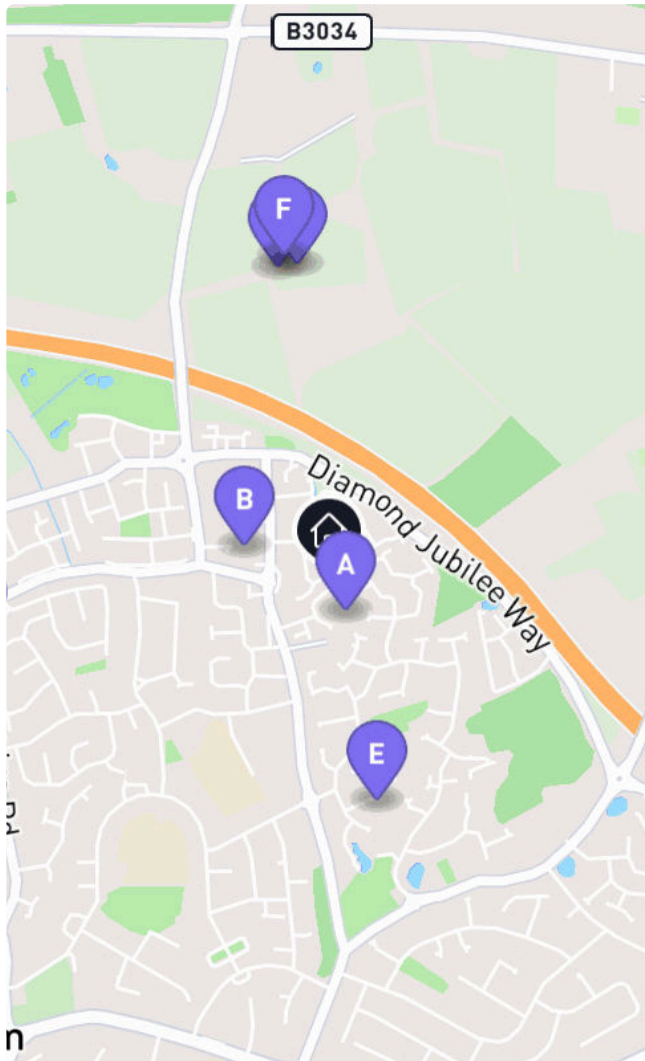
Wokingham Rail Station  
2.02km • Train station

Winnersh Rail Station  
4.08km • Train station

London Heathrow Airport  
26km • Airport

M4  
2.65km • Motorway

## Nearby Listed Buildings



**A** Grade II - Listed building 189m

**DOWLESGREEN FARMHOUSE**

15/07/87 List entry no: 1118056

**B** Grade II - Listed building 193m

**KEEPER'S COTTAGE**

02/05/74 List entry no: 1154947

**C** Grade II - Listed building 595m

**BARN AT RUSTON'S FARM, APPROXIMATELY 5 METRES WEST OF THE FARMHOUSE**

17/01/86 List entry no: 1118081

**D** Grade II - Listed building 596m

**CARTSHED AT RUSTON'S FARM APPROXIMATELY 22 METRES SOUTH OF FARMHOUSE**

16/01/86 List entry no: 1319140

**E** Grade II - Listed building 620m

**KEEPHATCH FARMHOUSE**

12/11/51 List entry no: 1303559

**F** Grade II - Listed building 620m

**RUSTON'S FARMHOUSE**

17/01/86 List entry no: 1319139

**G** Grade II - Listed building 817m

**BARN AT ASHRIDGE FARM, SOUTH EAST OF FARMHOUSE**

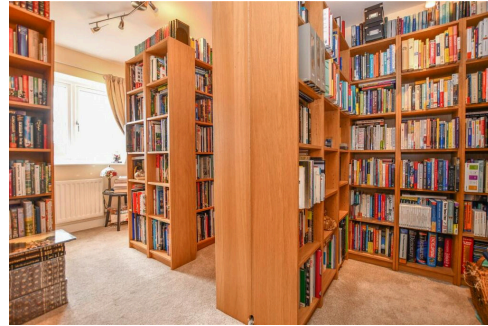
12/11/51 List entry no: 1118017

**H** Grade II - Listed building 829m

**ASHRIDGE COTTAGE**

15/07/87 List entry no: 1117979

Property Images - 2024





# Property Images - 2024



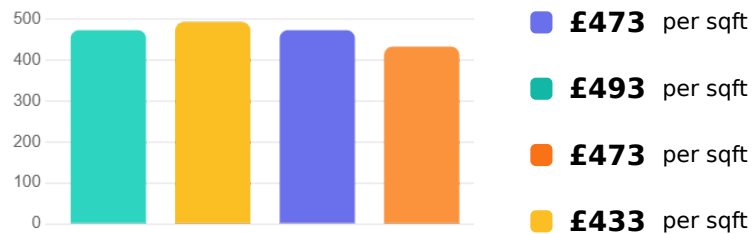
Seaward Drive, Wokingham, Berkshire, RG40

## Market Stats - Sales

### Average house price changes in the last year (Wokingham)

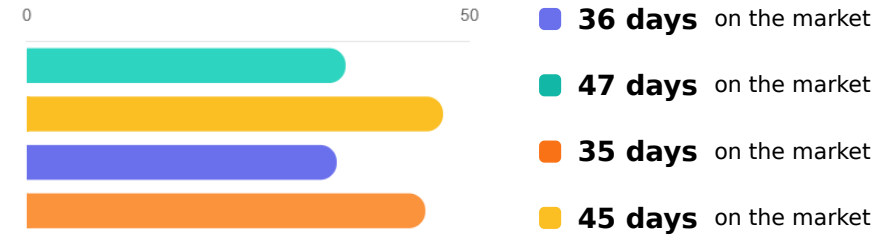
	Oct '23	Jan '24	Apr '24	Jul '24	Oct '24
<b>Detached</b>	£760k	£735k	£745k	£755k	£765k
<b>Semi-Detached</b>	£495k	£480k	£485k	£495k	£500k
<b>Terraced</b>	£390k	£380k	£385k	£390k	£395k
<b>Flats/Maisonettes</b>	£320k	£310k	£315k	£315k	£320k

### Average price per sqft (Wokingham)

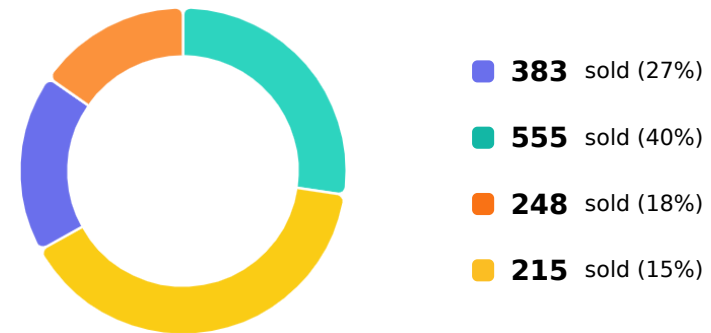


■ Semi-Detached 
 ■ Detached 
 ■ Terraced 
 ■ Flats/Maisonettes

### Average time on the market (Wokingham)



### Volume of sold properties in the last 12 months (Wokingham)

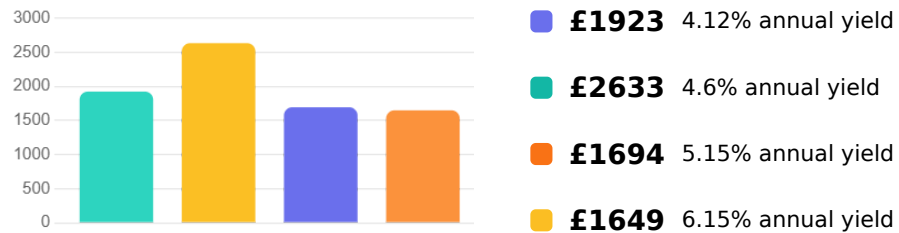


## Market Stats - Lettings

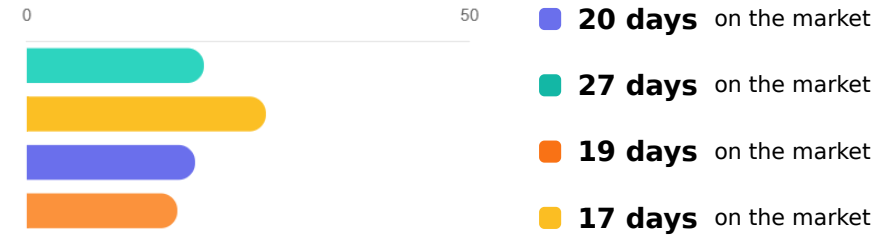
### Average rental price changes in the last 12 months (Wokingham)

	Oct 23	Jan 24	Apr 24	Jul 24	Sep 24
<b>Terraced</b>	£1538	£1692	£1586	£1565	£1540
<b>Semi-Detached</b>	£2343	£1885	£1834	£1840	£1768
<b>Flats/Maisonettes</b>	£1617	£1287	£1317	£1239	£1295
<b>Detached</b>	£2295	£2221	£2348	£2414	£2188

### Average rental yield (Wokingham)



### Average time on the rental market (Wokingham)



### Volume of let properties in the last 12 months (Wokingham)



■ Semi-Detached 
 ■ Detached 
 ■ Terraced 
 ■ Flats/Maisonettes



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## Winkworth Wokingham

With over 60 years' combined local experience, you're in safe hands with the Winkworth Wokingham team. Quite simply, no one knows Wokingham like we do. Our new high street location is the longest serving estate agency office in Wokingham town centre and is the perfect fit to cover the areas between our highly regarded offices in Reading, Sunningdale and Bagshot in conjunction with more than 100 London and other regional offices. So, whatever type of move you're contemplating, wherever you're moving from or to, why not pop in for a chat and some friendly, impartial advice.

## Your Agent



### Reece Hawley

Head of Sales

" Having lived in Wokingham most his life, Reece graduated with a BDes (hons) degree in marketing from the University of Wolverhampton. He initially used his degree working in a marketing department of a local estate agent but soon decided that property was his passion and became an invaluable member of their sales team. Now having 10 years experience in the property industry, Reece heads up our sales department and is a passionate, determined, and key member of the team. "

[rhawley@winkworth.co.uk](mailto:rhawley@winkworth.co.uk)

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## Contact Us

## Get in touch

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## Opening hours

Monday **8:30am - 6:00pm**

Tuesday **8:30am - 6:00pm**

Wednesday **8:30am - 6:00pm**

Thursday **8:30am - 6:00pm**

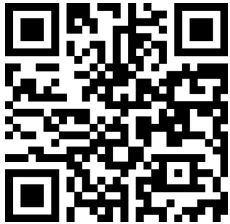
Friday **8:30am - 5:30pm**

Saturday **9:00am - 5:00pm**

Sunday **Closed**

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