



LEANDROS COTTAGE, NINE MILE RIDE, WOKINGHAM, BERKSHIRE, RG40 3DY

£750,000 FREEHOLD

A DECEPTIVELY SPACIOUS FAMILY HOME WITH ANNEX POTENTIAL AND 6 BEDROOMS ON A GENEROUS PLOT IDEAL FOR A MULTI-GENERATIONAL FAMILY.

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DESCRIPTION:

This unique property has been extended and remodelled over the years and now offers versatile accommodation of approximately 2170 sqft (201.5sqm) with self contained annex potential, and currently providing 6 bedrooms 3 bathrooms a fitted kitchen, utility room, dining room and living room. Further scope for extension and redevelopment (subject to planning) makes this an interesting option for those looking to create their own bespoke home in a desirable location.

The plot is another outstanding feature measuring 0.23 of an acre and south facing with extensive off road parking to the front.

Conveniently situated within a stone's throw of Heath Lake Nature Reserve and Pinewood activity centre; perfect for those that enjoy a scenic stroll.

The property is also within catchment of well-regarded primary schools and the popular Edgbarrow Secondary School.

On top of this, you are just a 30 minute walk away from Crowthorne High Street and a short drive of Wokingham Town Centre the M4 and M3.

AT A GLANCE

- Non estate location
- 6 bedroom family home
- 3 bathrooms
- Self contained annex potential
- 0.23 acre plot
- Council tax band G Wokingham
- Ultrafast Broadband available 1000Mbps
- Satellite/Fibre available with BT, Sky & Virgin
- Mobile coverage O2, Vodafone & EE
- Internal viewing recommended to full appreciate the size

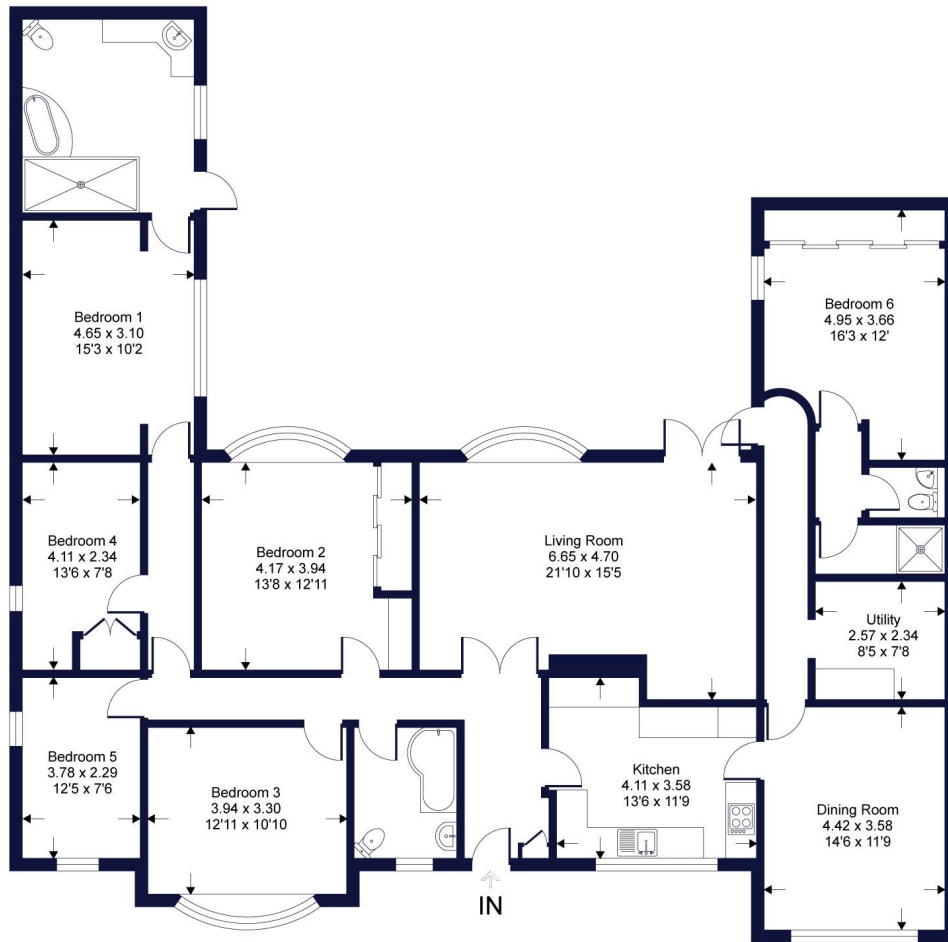
Tenure: Freehold



Leandros Cottage

Approximate Gross Internal Area = 201.5 sq m / 2170 sq ft

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Ground Floor = 201.5 sqm / 2170 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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