



25 MERRYWEATHER CLOSE, WOKINGHAM, BERKSHIRE, RG40 4YH
£625,000 FREEHOLD

**THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM
DETACHED HOME ENJOYS ONE OF THE LARGEST
PLOTS ON THE ROAD.**

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DESCRIPTION:

Situated on the highly sought-after Waverley development in Finchampstead, this beautifully presented four-bedroom detached home enjoys one of the largest plots on the road, boasting a stunning south-facing garden and flexible family accommodation.

To the ground floor, the home offers a spacious and well-connected layout. A generous living room, with its magnificent bay window, flows into the dining room, ideal for entertaining or family life. The kitchen provides ample storage and workspace, with a separate utility room and downstairs WC. Completing the ground floor is an additional reception room, currently used as a snug, but equally suited as a playroom or home office.

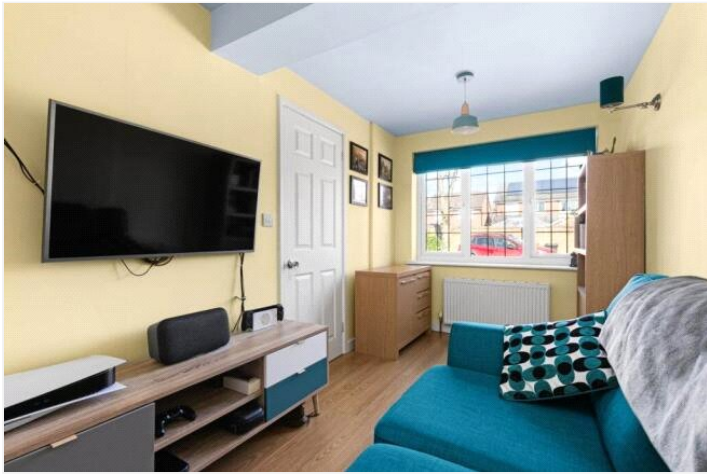
Upstairs, the property has four bedrooms, including a well-appointed master with en suite. Bedroom two is a large double, while bedrooms three and four offer flexibility for use as guest rooms, children's rooms, or office space. A family bathroom serves the remaining bedrooms.

Outside, the standout feature is the large, beautifully maintained southerly-facing garden—perfect for enjoying long summer days, alfresco dining or family activities. There is driveway parking to the front and additional allocated parking directly opposite the property.

Located close to California Country Park, Sand Martins Golf Club, and excellent local schools, this is a superb opportunity for families looking for a well-rounded home in a desirable Finchampstead setting.

AT A GLANCE

- Complete Chain above
- Good sized garden
- Four bedrooms
- Two refitted bathrooms
- Three Reception rooms
- Extensive driveway parking
- Council tax band F Wokingham
- Ultra fast broadband 1000Mbps
- Satellite/Fibre TV Available BT & Sky
- Mobile coverage EE, Vodafone, Three & O2





Merryweather Close, Wokingham, RG40

Total area: approx. 107.8 sq. metres (1160.0 sq. feet)

This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

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

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