



5 BUDD GROVE, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5SQ  
**£515,000 FREEHOLD**

NESTLED IN A PEACEFUL SETTING WITHIN THE SOUGHT-AFTER  
 HATCHWOOD MILL DEVELOPMENT, THIS BEAUTIFULLY PRESENTED THREE-  
 BEDROOM FAMILY HOME OFFERS WELL-BALANCED ACCOMMODATION  
 ACROSS TWO FLOORS.

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## DESCRIPTION:

Nestled in a peaceful setting within the sought-after Hatchwood Mill development, this beautifully presented three-bedroom family home offers well-balanced accommodation across two floors.

The ground floor features a stylish and well-equipped kitchen/breakfast room that enjoys views of and direct access to a private rear garden. Additionally, there is a spacious utility/cloakroom and a bright, generously sized living/dining room, enhanced by multiple aspects and two charming box bay windows that further amplify the sense of space.

Upstairs, the first floor comprises three well-proportioned bedrooms and two luxurious re-fitted bathrooms, including an en-suite to the master bedroom.

Externally, the property benefits from a secluded rear garden and off-road parking for one vehicle at the front with an additional visitor space.

Ideally positioned within highly regarded school catchment areas and offering convenient access to local amenities—including a variety of shops, a supermarket, and Winnersh mainline railway station—this home is well-suited to a wide range of buyers.

## AT A GLANCE

- Sought after location
- Spacious living areas
- modern kitchen/breakfast room
- Generous living/dining room
- Three well-sized bedrooms
- Private rear garden
- Off road parking
- Excellent commuter connectivity
- Council tax band D - Wokingham
- Ultrafast broadband 1800Mbps
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky

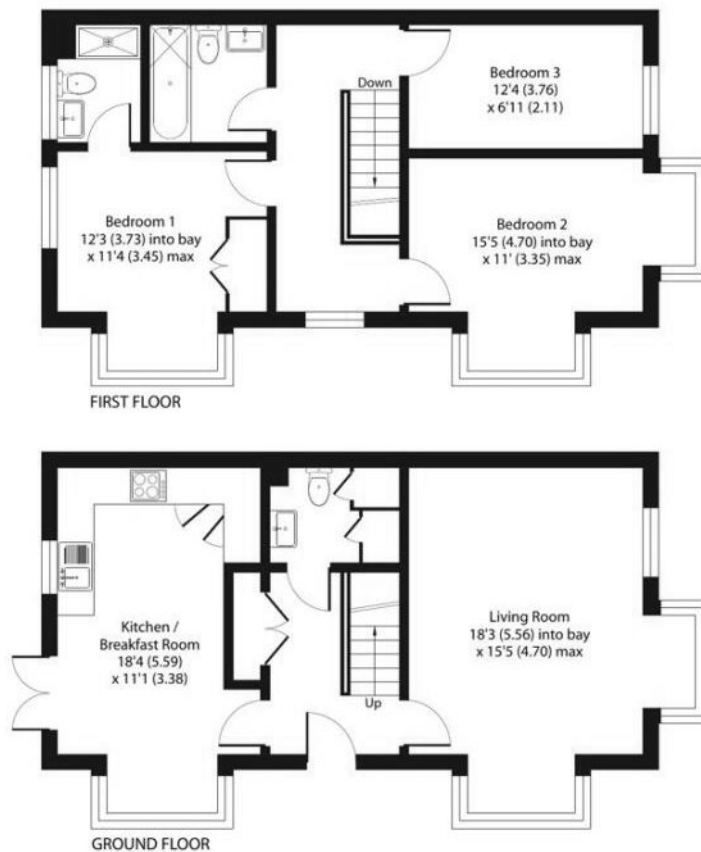
**Tenure:** Freehold

**Service Charge:** £360 per annum

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





**Budd Grove, Winnersh, Wokingham, RG41**

Approximate Area = 1084 sq ft / 100.7 sq m

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.

