



7 CORNFLOWER CLOSE, WOKINGHAM, BERKSHIRE, RG41 3HJ
£850,000 FREEHOLD

SITUATED ON THE HIGHLY DESIRABLE SIMONS PARK DEVELOPMENT IN WOKINGHAM, THIS EXCELLENT EXTENDED FIVE BEDROOM DETACHED FAMILY HOME IS OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

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DESCRIPTION:

The property has been lovingly extended and improved by the current owners with a double story extension.

As you enter this immaculate property you are welcomed into the hallway which has been tastefully decorated and sets the tone for the rest of the home. Leading off the hallway is the large living room with a bay window and feature brick fireplace and the study, which has been converted from the garage, is perfect for modern day living providing a place to work from home. To the rear of the property is a lovely cotemporary kitchen/diner overlooking the garden and accessed through a sleek glazed pocket door. The kitchen is complemented by Quartz worktops, Neff appliances, space for an American style fridge freezer, tiled Italian porcelain flooring and a central breakfast bar. Rounding off the ground floor accommodation is a more formal dining area, utility room and downstairs cloakroom. The property still retains a storage space where the garage used to be for bikes, golf equipment etc.

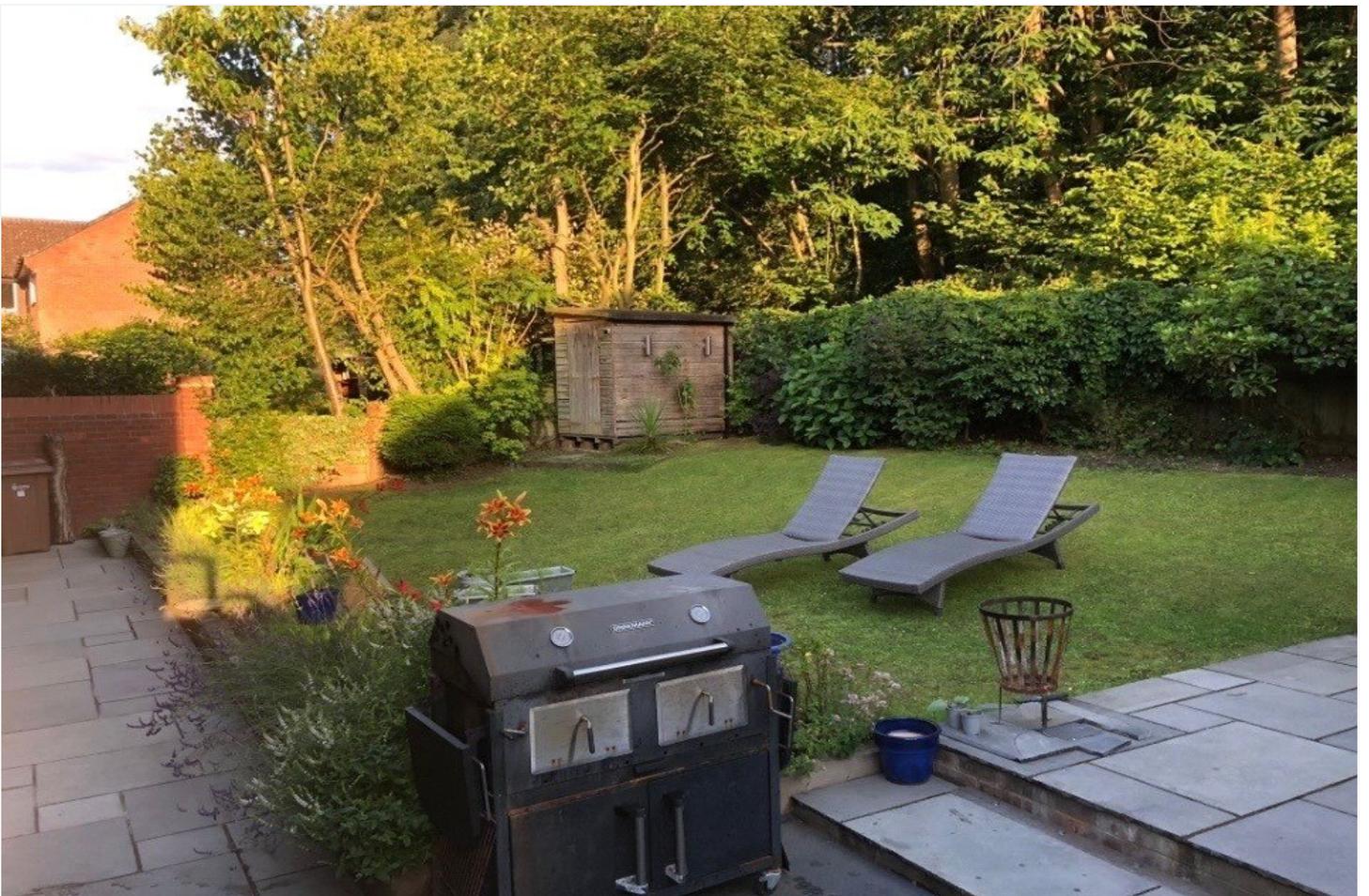
Making your way upstairs you'll find five double bedrooms. The master suite includes built in wardrobes and an en suite with a walk-in rainfall walk shower and His and Hers sinks. The rest of the bedrooms are all doubles and serviced by either a bathroom or shower room.

The beautifully landscaped rear garden is designed for both relaxation and entertaining, with defined zones including slate patios, a retained lawn and sleeper-edged borders. Two generous seating areas create ideal spaces to unwind. With side access, storage and a rear gate opening directly onto countryside and woodland walks, the garden combines practical features with privacy, charm and a strong connection to the outdoors.

The ever popular Simons Park is approximately 1.2 miles from Wokingham's main line railway station and just 1 mile from Winnersh station. The area is well served by respected primary and senior schools, plus pre-schools, making it ideal for families and for the commuter the A329M and M4 motorways are close at hand.

AT A GLANCE

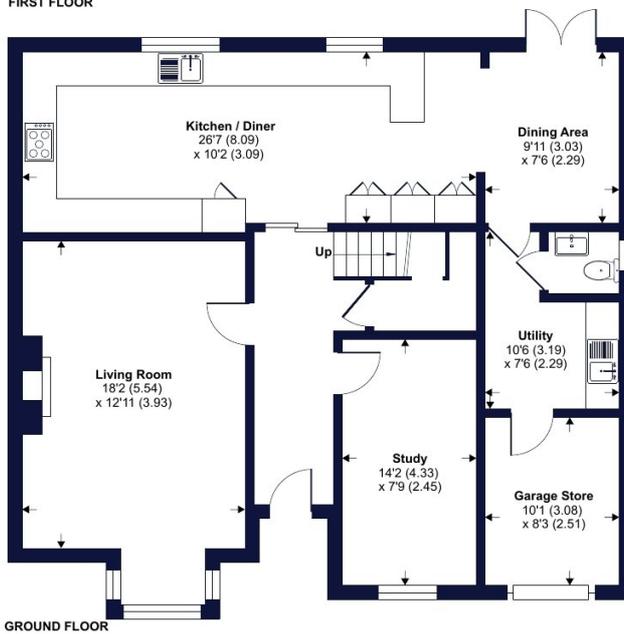
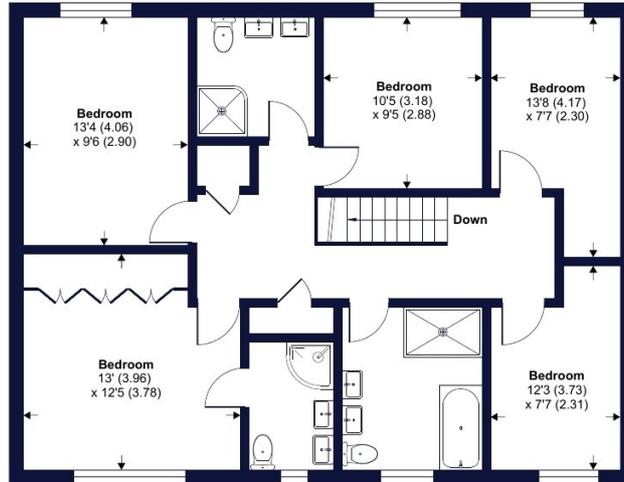
- Five double bedroom detached
- Three reception rooms
- Utility room and downstairs cloakroom
- Large versatile kitchen/breakfast/dining room
- Two shower rooms and four piece family bathroom
- South facing garden
- Quiet cul de sac location
- Satellite/Fibre TV available with Sky, BT & Virgin
- Council tax band F Wokingham
- Mobile coverage EE, Vodafone, Three & O2



Cornflower Close, Wokingham, RG41

Approximate Area = 1949 sq ft / 181 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Winkworth. REF: 1406811

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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		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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