



**BARSHAM LODGE, 15 CHESTNUT AVENUE, WOKINGHAM, BERKSHIRE, RG41 3HW**  
**£1,250,000 FREEHOLD**

**SITUATED ON THE EVER-DESIRABLE CHESTNUT AVENUE IN WOKINGHAM, THIS CHARMING 4 BEDROOM DETACHED PERIOD HOME OFFERS CHARACTER, FLEXIBLE LIVING SPACE, AND A STUNNING REAR GARDEN THAT HAS BEEN LOVINGLY MAINTAINED OVER THE YEARS.**

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## DESCRIPTION:

The ground floor accommodation includes a dining room currently used as a study, featuring large windows and a bay window to the front, creating a light and inviting space. There is a dual-aspect lounge with exposed beams, a feature fireplace, and a bay window. The kitchen is connected to the utility room via an inner hallway which also offers potential use as a pantry. A downstairs shower room adds convenience.

At the rear of the property, the main reception room enjoys beautiful views over the truly remarkable garden—a private and tranquil space filled with mature planting and areas to sit and enjoy the surroundings.

Upstairs, there are four well-proportioned bedrooms and a family bathroom, completing the accommodation of this characterful home.

Outside, the property sits on a generous plot, approaching half an acre, with a truly impressive rear garden that has been carefully nurtured and improved over many years by the current owners. The garden offers a high degree of privacy and features a large lawn area surrounded by mature trees, well-stocked flower beds, and established borders. There are multiple seating areas to enjoy the sun throughout the day, making it ideal for relaxing or entertaining.

To the front, the property is set back from the road with a driveway providing leading down to the garage with off-road parking for multiple vehicles, bordered by hedging and mature planting that enhance the home's period charm and curb appeal.

## AT A GLANCE

- Situated on the highly sought-after Chestnut Avenue
- Characterful period home with original features
- 4 Bedroom detached family home
- Beautifully maintained rear garden with mature beds and lawns
- Home office
- Approaching half an acre
- Close to The Holt and other Wokingham schools
- Off road parking and garage
- Satellite/Fibre TV available with Virgin, BT & Sky
- Mobile coverage O2, Three, Vodafone and EE
- Broadband speed 1000 Mbps available

**Tenure:** Freehold

**Council Tax Band:** G



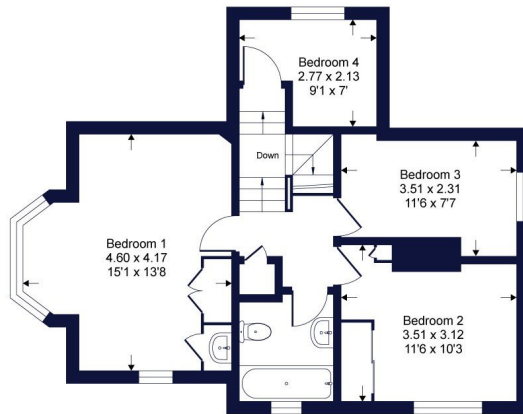




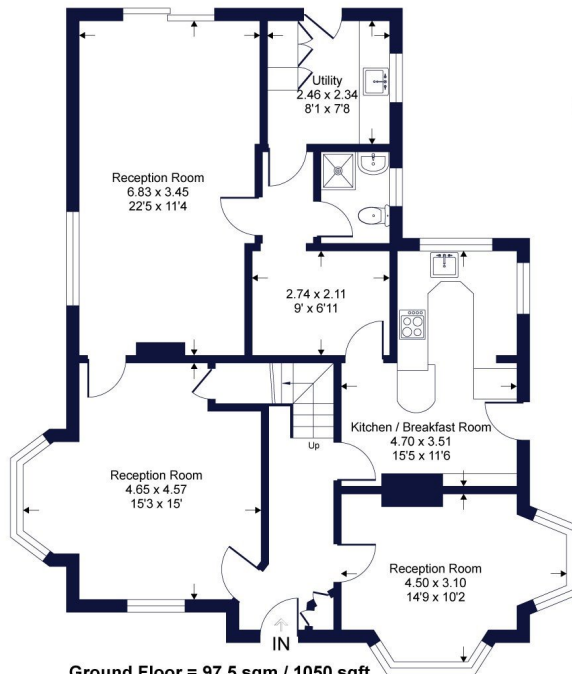
## Barsham Lodge

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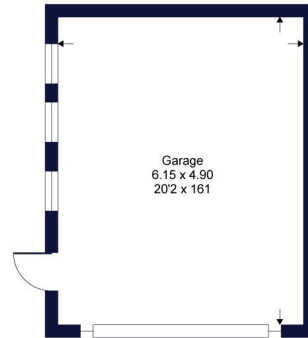
Approximate Gross Internal Area = 150.3 sq m / 1618 sq ft  
Approximate Garage Internal Area = 30.1 sq m / 324 sq ft  
Approximate Total Internal Area = 180.4 sq m / 1942 sq ft



First Floor = 52.7 sqm / 568 sqft



Ground Floor = 97.5 sqm / 1050 sqft



Garage = 30.1 sqm / 324 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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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