

13, Milton Road Wokingham RG40 1DE



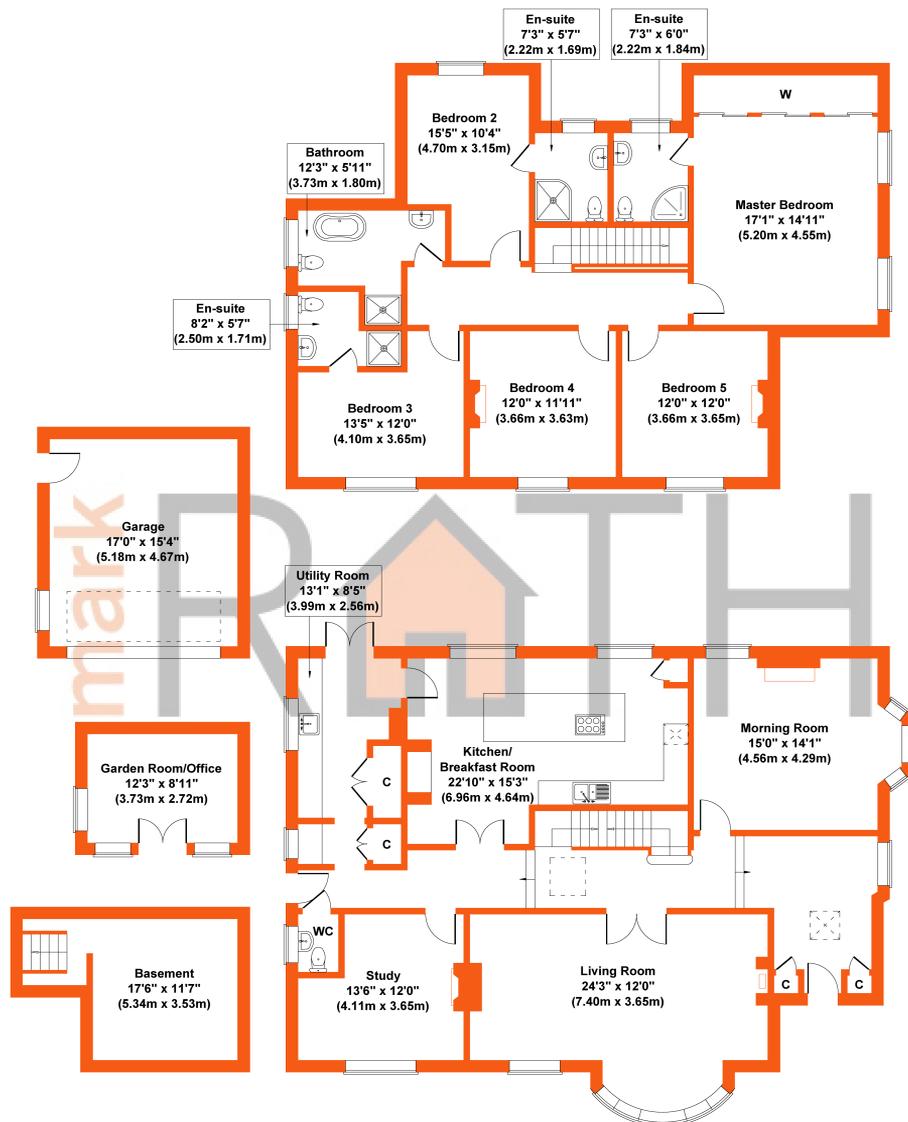
A beautiful period family home meticulously refurbished by the current owners offered in show home condition yet retaining numerous original features, located in the quiet backwater of the Milton Road conservation area yet a three minute walk from Waitrose. The well planned accommodation which amounts to almost 3000 sq ft occupies a substantial plot of 0.24 acres, generous sized gravel driveway and double detached garage. You access the property via a welcoming reception hall with fitted cloak cupboards, the hallway runs the entire width of the property and gives independent access to all rooms including the wine cellar. The main sitting room has a characterful bay window with fitted window seat, polished wood floor and a working log burner, the cozy double aspect morning room features a lovely working fireplace, tucked away at one end is a useful study adjacent to the refitted cloakroom. There is a 22' x 15' refitted kitchen/breakfast room and adjoining utility room which overlook the rear garden with doors opening out onto a substantial patio area. On the first floor, there are three generous bedroom suites and two further bedrooms served by a family bathroom. The rear garden offers seclusion and towards the bottom is home to a 'fully wired' office. For more detailed material property information please click on the various brochure links.

£1,650,000 Freehold





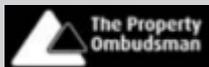
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 2995 sq. ft. (278.2 sq. m.)
(Excluding Garage & Garden Room)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.
Produced by The Plan Portal 2026



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.