

14, Harvest Drive Wokingham RG41 5RF



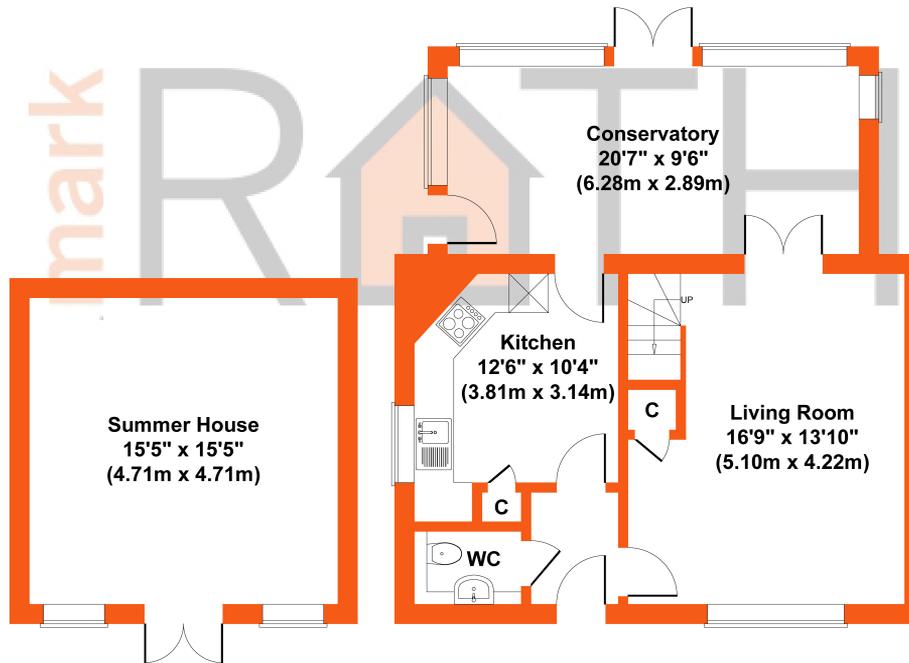
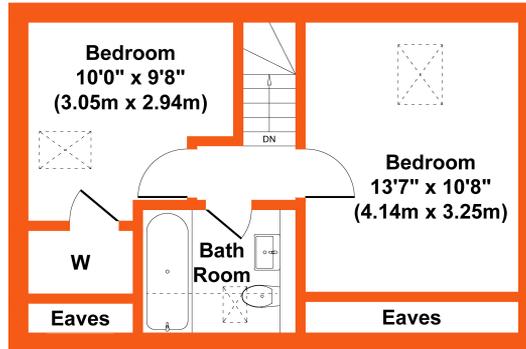
Harvest Drive is a stylish redevelopment of characterful farm buildings and newly constructed homes built by renowned local developer Luff Homes c.2000 and set on the site of Home Farm close to local amenities and countryside walks. The 940 sq ft of accommodation comprises, excluding the summerhouse, : Entrance hall with cloakroom, a dual aspect living room with double doors to a full width conservatory along with a modern kitchen. On the first floor there are two generous sized bedrooms and a family bathroom. Outside there is a private, enclosed c.75 ft garden laid to lawn with a large summerhouse / cabin which has power and internet connection. There is an allocated parking space plus visitor parking spaces and various communal areas within the development. Harvest Drive is conveniently situated for local amenities including Sainsbury's supermarket, the Walter Arms PH, Nirvana Spa, Bearwood Primary school, with a good Ofsted rating, is within walking distance (subject to catchment areas), and Bearwood Recreation Ground with further countryside walks nearby and Dinton Pastures Country Park. Sindlesham boasts exceptional road links via A329(M), M4 motorway and Winnersh train station. There is a monthly maintenance charge of £67.97 which covers upkeep of the communal areas, road and street lighting.

£475,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



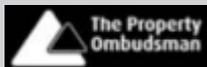
Approx. Gross Internal Floor Area 940 sq. ft. (87.3 sq. m.)

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 2024



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