

## Silver Birches , Doles Lane Wokingham RG41 4EB



A stunning family home occupying a private 0.19 acre plot in a quiet backwater a short drive from Wokingham town centre and station. The spacious accommodation which amounts to 2082 sq ft comprises: entrance porch, reception hall, cloakroom, L-shaped double aspect living room, dining room, family room and fitted study along with a kitchen/breakfast/conservatory opening out into the east, northeast aspect rear garden. On the first floor is an impressive 22ft master bedroom with en suite bathroom, two further generous sized double bedrooms and a family bathroom complete the accommodation. The property is approached via a gated access over a gravel driveway leading to a detached garage. The front garden offers complete seclusion and faces west, southwest providing a sunny evening outside entertaining area. The property has a EPC-D reading, gas central heating, double glazing and drainage via a jointly owned cesspit system. For more detailed material property information please click on the various brochure links.

### £950,000 Freehold





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

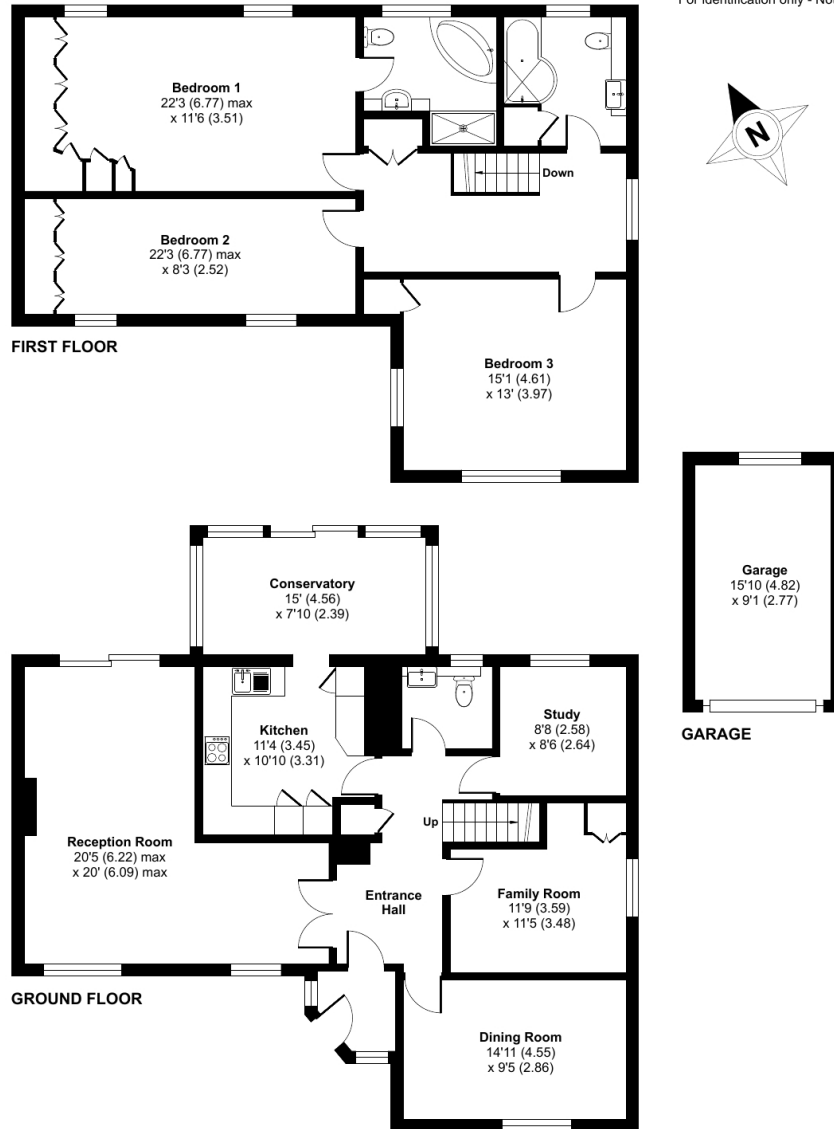
## Silver Birches, Doles Lane, Wokingham, RG41

Approximate Area = 2082 sq ft / 193.4 sq m

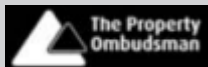
Garage = 144 sq ft / 13.3 sq m

Total = 2226 sq ft / 206.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mark Rath Residential. REF: 1359824



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.