



RICS

[www.martinpole.co.uk](http://www.martinpole.co.uk)

**Martin & Pole**

Established 1846

ESTATE AGENTS

Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

## Watmore Lane, Winnersh, Wokingham



**Independent ground floor annexe – ideal for home office**

**Extended ground floor and first floor accommodation**

**Well placed for all the amenities of Winnersh including shops, schools, bus services, train station, Dinton Pastures Country Park and M4 access – about 2 miles**

### **The Main House**

**4 bedrooms, 2 bathrooms/shower rooms, cloakroom, front sitting room, study, open plan kitchen/family room leading to patio area**

**The Annexe/Home Office with 2 rooms and shower room with WC**

**Gas fired central heating with radiators throughout**

**Single attached garage, extensive driveway with good off road parking (at least 6-8 cars)**

**Lovely south facing rear garden**

For further information or an appointment to view, please contact our Wokingham branch on 0118 978 0777 or residential [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)



The Property  
Ombudsman

Price Guide £750,000

# 45 Watmore Lane, Winnersh, Wokingham RG41 5JS

**DESCRIPTION/LOCATION:** An extended detached house with self-contained one bedroom annex. A character property situated in a popular location in Winnersh with great commuter links and a good range of school catchments. A spacious family home with a large 25ft – 7.7m L-shaped kitchen diner, living room with bay front window and fireplace, study/office, four double bedrooms, two bathrooms, attached garage and a self-contained one-bedroom annex. Ideal for extended family members. The property has a larger than average driveway which is 54ft - 16.45m in length, offering ample parking, six cars plus. With a mature and secluded, sunny east facing garden which is 114ft - 35m in length. Originally built in the 1920's, the property has been extended twice, adding a double storey rear extension and then again in 2002. A new attached garage was added to the side of the property and the existing garage was converted/extended to add a self-contained one bedroom annex.

Watmore Lane is a road of individual properties set in the heart of this well established residential area, within walking distance of local schools, a parade of shops and Winnersh train station. Dinton Pasture Country Park is a 15 minute walk away. This comprises 335 acres of countryside, including 7 lakes with footpaths and nature trails. There is also access to Twyford train station (Paddington line) just to the north.

The accommodation comprises:

## First Floor

### Master Suite:

Bedroom: 16'1 x 12'

Shower Room:

Bedroom 2: 11'4 x 11'

Bedroom 3: 12'11 x 7'10

Bedroom 4: 10'10 x 8'

Bathroom: With large storage cupboard/wardrobe

Landing:

## Ground Floor

Entrance Hall:

Cloakroom:

Study: 11'1 x 8'1

Front Living Room: 14'4 x 11'1

L-shaped Kitchen/Family Room: 25'4 x 19'3 max

**The Annexe/Home Office** with independent access: 29'9 x 8'6 overall and including bedroom, living room/kitchenette and bathroom with WC or two offices and bathroom/kitchenette.

Single Attached Garage: 19'10 x 7'10

**Gardens:** These are a lovely and special feature. They have clearly been carefully designed and lovingly maintained. There is a patio/decking area with pergola close to the back of the house. Other parts of the garden include lawn and vegetable area. **The rear garden is about 120 ft deep.** At the front the mainly shingle area permits car parking for at least 6 – 8 cars.

**Services:** Mains, water, gas, electricity and drainage are connected.

**Energy Efficiency Rating:** D61

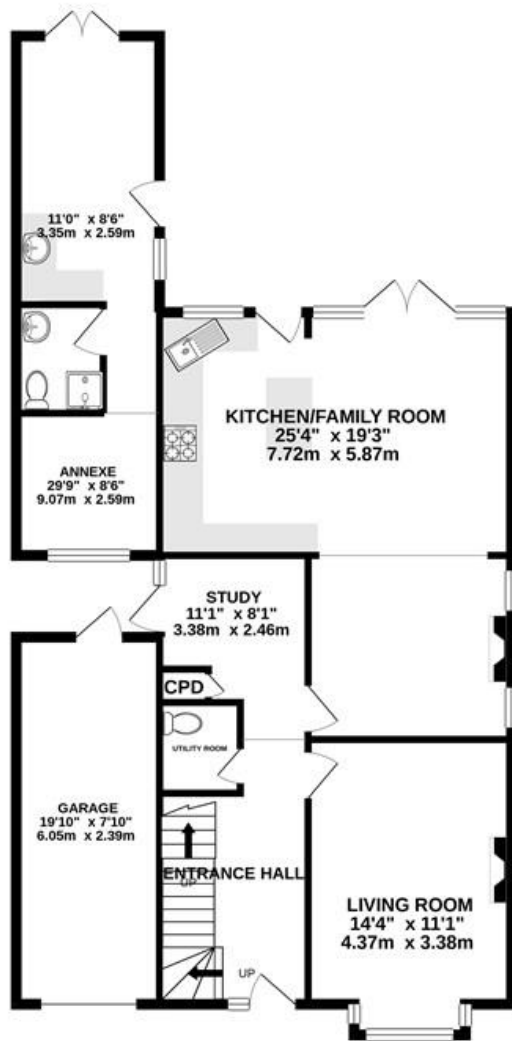
**Council Tax:** Band F

**Tenure:** Freehold with vacant possession upon completion of the purchase.

**VIEWING:** Strictly by appointment with the Owner's Agents Martin & Pole. Tel: 0118 978 0777 or Email: [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)

**IMPORTANT NOTICE:** Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Fo : 36772/DCA

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix. ©2020



7 Broad Street  
Wokingham  
Berkshire RG40 1AY  
T: 0118 978 0777 F: 0118 977 1991  
w@martinpole.co.uk

The Auction House:  
Milton Road Wokingham  
Berkshire RG40 1DB  
T: 0118 979 0460 F: 0118 977 6166  
a@martinpole.co.uk

Associated Office:  
16 The Parade Silverdale Road  
Earley Reading Berkshire RG6 7NZ  
T: 0118 926 4422 F: 0118 926 3334  
e@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 978 0777