MICHAEL HARDY
SALES & LETTING



Bluebell Cottage, Bearwood Road, Sindlesham, Berkshire, RG41 5BT

£450,000 Freehold





This well presented two bedroom cottage is set in a desirable tree lined location close to Winnersh train station, Nirvana Spa and parkland. The accommodation comprises entrance hall, smartly fitted kitchen, cloakroom, spacious living room leading onto the conservatory which overlooks the private garden. There are two first floor bedrooms which both offer ensuite shower facilities. Outside the low maintenance east facing rear garden is mainly laid in artificial lawn and paving with access leading into a carport and a second parking bay.

- Spacious living room overlooking garden
- Bedrooms with en suite shower rooms
- Car port
- Smartly fitted kitchen
- Conservatory
- Walking distance to Winnersh train station

The rear garden is enclosed by wooden fencing with an area of artificial lawn leading onto paving at the rear. There are mature hedge borders on the right and a door leading into the carport which offers covered parking for one vehicle with an additional parking space in front.

Bluebell Cottage is set on the edge of a charming development of both farm building conversions and new build homes. It was built in 2000 by renowned local developer Luff Homes to an exacting standard with great attention paid to both materials used and the surrounding landscaping. There is a local pub just a few minutes walk away; it is also well placed for M4/A329(M) access.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C







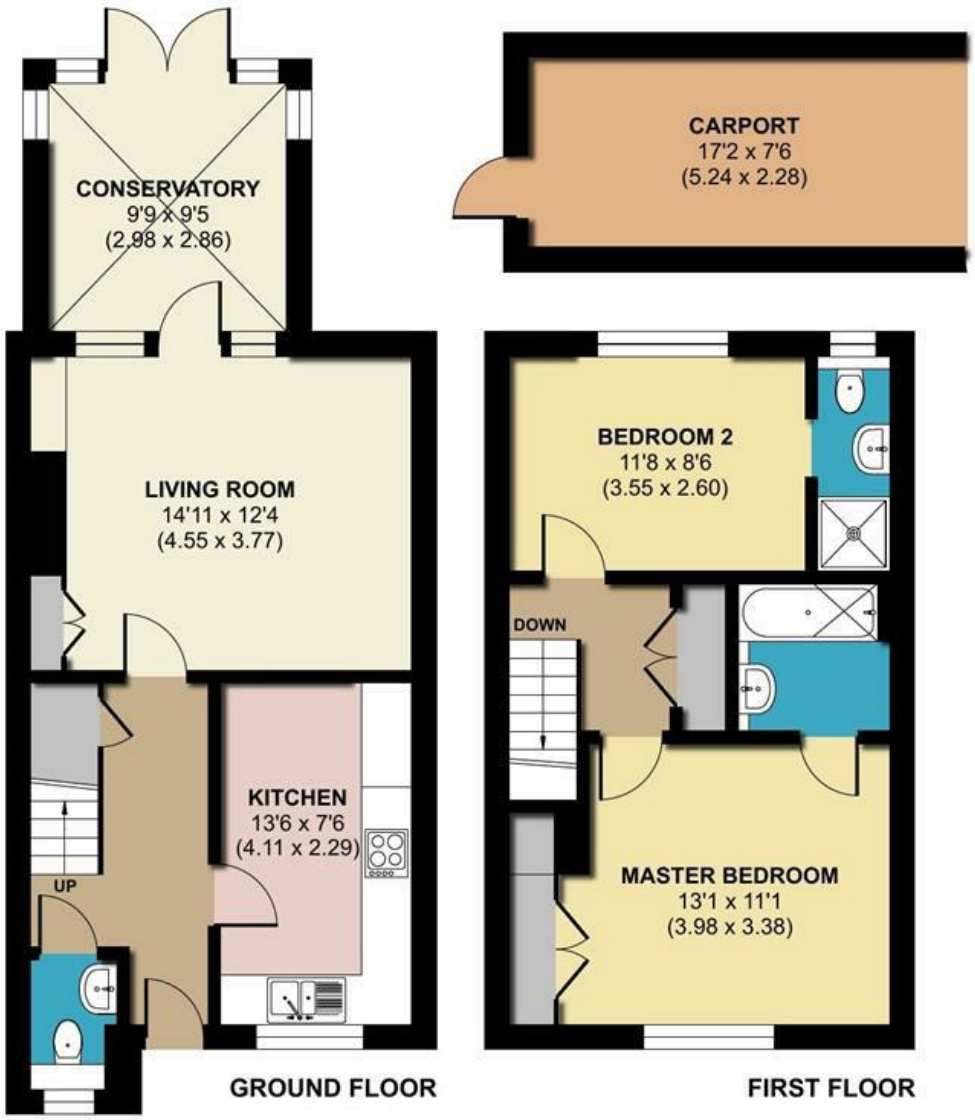


Floorplan

Bearwood Road, Sindlesham, Wokingham

Approximate Area = 900 sq ft / 83.6 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1522502

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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