

17, Hodgkin Way Wokingham RG40 5SQ



A spacious detached family home on the popular Ashridge Grange development. Offering well-planned accommodation arranged over two floors and extending to approximately 1,060 sq ft, the property provides excellent family living space. The ground floor features a welcoming entrance hall, downstairs cloakroom, spacious living room and an open-plan kitchen/diner. The kitchen/dining area provides an excellent space for both everyday family living and entertaining, with French doors opening onto the rear garden which is mainly laid to lawn. There is a master bedroom complete with en suite shower room, three further bedrooms, and a family bathroom. Externally, the property benefits from driveway parking and a detached garage positioned immediately to the side. Further features include double glazing and gas central heating with an EPC rating B. The estate charge for 1st Oct 2025 – 30th Sept 2026 is £196.90. For more detailed material property information please click on the various brochure links.

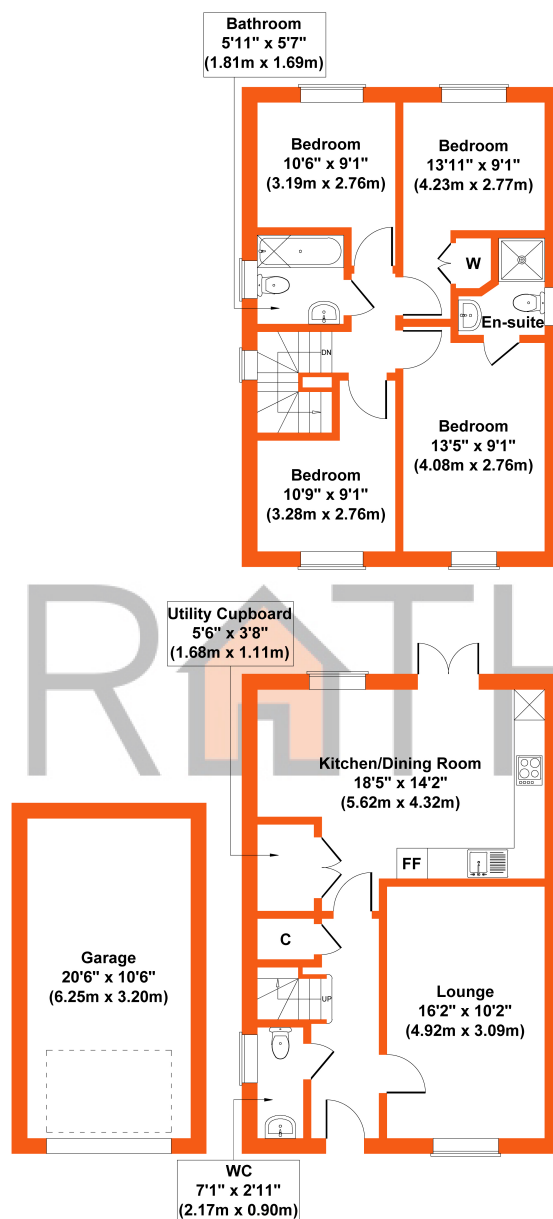
£645,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(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

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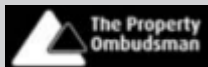


Approx. Gross Internal Floor Area 1060 sq. ft. (98.5 sq. m.)
Garage 215 sq. ft. (20.0 sq. m.)
Total 1275 sq. ft. (118.5 sq. m.)

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 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.

mark
RATH
residential

Mark Rath Residential
4A Old Row Court Rose Street
RG40 1XZ

info@mrresidential.co.uk
www.mrresidential.co.uk
01183 347348