

noir
by david cliff

Evendons Lane | Wokingham

Guide Price: £1,150,000







RURAL PARADISE - Set in the stunning location of Evendons Lane, Wokingham, this imposing three-bedroom detached home offers over 2,500 square feet of accommodation and sits on a beautiful south facing plot that only enhances the charming character of this home. The style and design of this house is in perfect keeping with the surrounding countryside and is exactly what you'd expect from a cottage style home surrounded by greenery and fields.

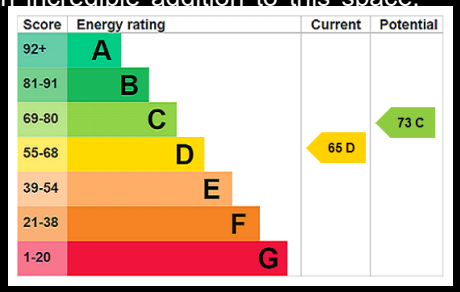
Don't be concerned about how secluded this property feels though, because Wokingham Town Centre is just a 1.7-mile drive from here, giving you easy access to a number of local amenities as well as a mainline railway station.

From the moment you walk in you can easily picture how you might live here. The grand entrance hall has a vaulted ceiling with skylights and a range of windows overlooking the grounds. This is exactly where you would put your huge Christmas tree in Winter, and where you could relax on a Summers day, reading a book and staring at your amazing gardens. This is a real statement area with exposed beams and brickwork, and believe it or not, it gets better from here. The living room is a huge space yet still feels cosy too. Centred around a huge fireplace and with dual aspect bay windows it is another impressive room that

will be used all year round and will fit the whole family in comfortably. Adjacent to this is a generous study, completing this wing of the house.

On the other side of the property is a family room with a stunning feature window to maximise your views of the gardens and ensure the room is flooded with natural light. This pairs perfectly with the front to back kitchen diner that has been hand crafted to a bespoke design that flatters the property's character and is also extremely practical. This will be the hub of the household and is the perfect space for both entertaining and day to day living. Leading off this room is a separate utility room to give you modern convenience, and a boot room which is perfect for when you come back from those long country walks you'll find yourself taking now.

Upstairs, the property offers three generous double bedrooms. The main bedroom benefits from a dual aspect and a huge range of built in wardrobes. The en suite bathroom is an incredible addition to this space.



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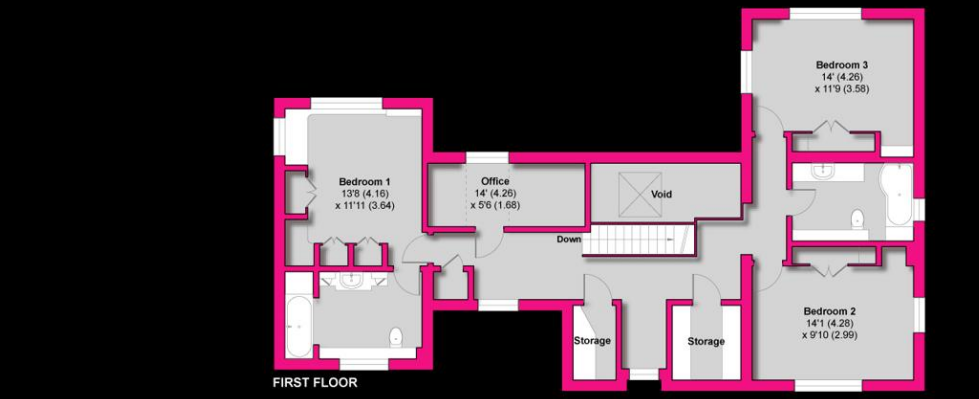




Evendons Lane, Wokingham, Berkshire, RG41

Approximate Area = 2583 sq ft / 239.9 sq m (excludes void)

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 Noir Residential. REF: 1538203

So what is noir?

GRAND, Interesting, *chic* or UNIQUE... some properties are just a little different to the norm and we believe that requires some different marketing, so the **noir** brand was formed here at **david cliff**. Buyers now recognise this property selection and appreciate that it is not based on price or size alone but character, charm and individuality.

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Important - please read.

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