



**exclusive**  
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highlighting outstanding homes

**Minster house**

9 Erica Drive | Wokingham | Berkshire | RG40 2DU

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## Main Features

- Prime Town Centre location
- Imposing, quiet location
- Five good sized bedrooms
- Wardrobes built in to all bedrooms
- Luxurious bathroom & ensuite
- Spacious accommodation
- Amazing landscaped gardens
- Full width paved patio
- Backing onto school grounds
- Detached double garage
- Shaker style kitchen with built in appliances
- Spacious reception hall with hand crafted oak staircase
- Close to country walks
- Good commuter links
- Apx 20 minute walk to station



## About this property

Minster House sits on a commanding plot in Erica Drive which is without doubt one of the town centres most desirable locations, not blighted by traffic noise its quiet position belies its proximity to the centre of town, and yet the countryside is also close at hand for that afternoon stroll.

A Bryant property has always been known to be attractive and well designed with a quality finish and this home is no exception, the current owners brought the Minster House new off plan and were able to change slightly the layout making a more practical kitchen/dining space, they have during their time there upgraded the kitchen and bathrooms, most are now adorned with Villeroy and Boch sanitary ware and a pressurised water system ensures an invigorating shower.

The kitchen has been re-fitted with a range of shaker style cabinets with granite worktops and a full range of integrated appliances, the study/family room has built in office furniture as does bedroom 5 providing plenty of work from home space.

A workshop constructed within the double garage is equipped with 3 phase power which is useful for those with high power demand for work or hobby equipment or even to power home gym equipment.



***An exceptional high quality detached home situated in a popular town centre location occupying impressive landscaped gardens.***

# Outside

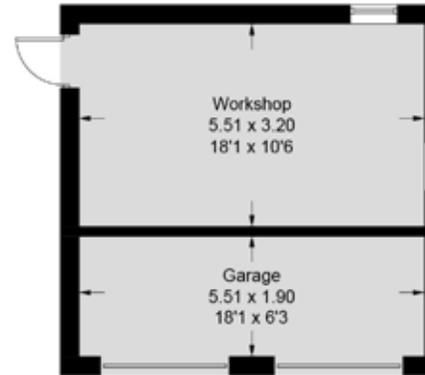
Driven by a passion for gardening and designed by a professional landscape architect the gardens at Minster House are just breathtaking, representing years of development and nurture the rear garden presents an exciting and colourful array of flora and fauna arranged in multi level beds retained with redundant railway sleepers and brick planters providing split level displays around a central lawned area with feature centre piece.

There is outside power, lighting and water, side access leads to the front of the house where a large driveway is lined with further fully stocked flower and shrub beds planted with a further intoxicating display of beautiful specimen plants and trees.

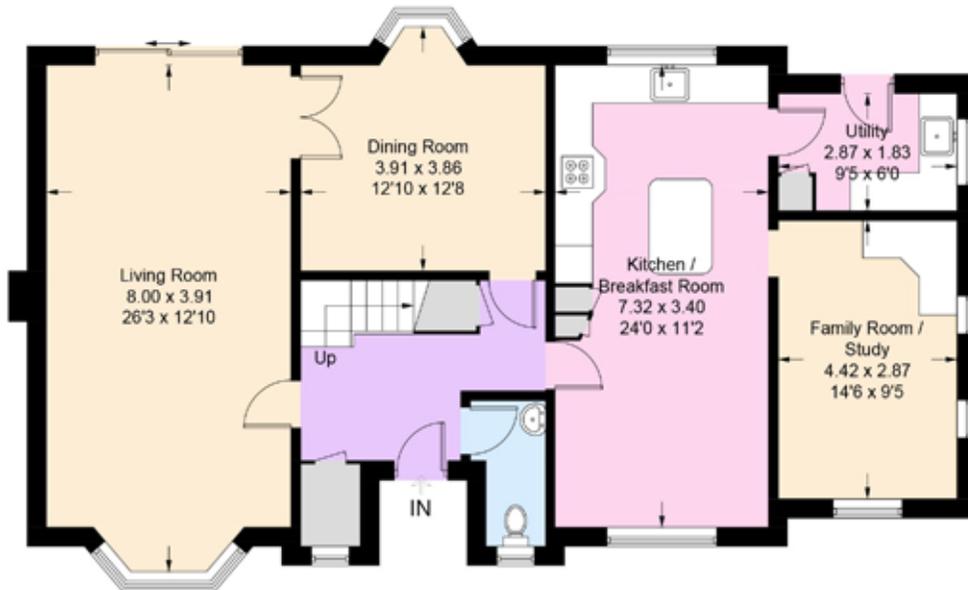


# Erica Drive

Approximate Gross Internal Area = 196.8 sq m / 2118 sq ft  
Garage = 29.0 sq m / 312 sq ft  
Total = 225.8 sq m / 2430 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor  
1120 Sq ft



First Floor  
998 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID864078)



## Local information

- The desirable Market Town of Wokingham is just a short walk and has undergone a complete regeneration now providing a fabulous range of shops, restaurants, bars, coffee shops, supermarkets and even a boutique cinema, bowling alley and new leisure centre due to be completed shortly all of which will provide for a lively thriving town centre literally on your doorstep.
- A variety of footpaths direct you to walks in the country and beyond to the woodlands of the Gorrick Plantation.
- The mainline railway station is about a miles walk away and serves Reading, Wokingham, Guildford, Gatwick Airport and beyond and both the M3 and M4 motorways are easily accessible providing convenient access to Heathrow and Gatwick Airports, London and the countries motorway network.
- There are a number of renowned schools close at hand which include, Ludgrove, Reddam House, Holme Grange, Luckley House, Wellington College and Bohunt.
- A wealth of exceptional leisure amenities lie close at hand and include health spas, golf courses, leisure centres and horse racing at Ascot.





The Wokingham Office

12-14 Rose Street

Wokingham

Berkshire

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