



Avenue Lodge  
Crowthorne, Berkshire

Strutt  
& Parker

Land and property. Since 1885.



5,710 sq ft (531 sq m) including garage & outbuildings  
Freehold

3 reception rooms | 5 bedrooms | 5 bathrooms

Cottage and self-contained annexe | Triple garage

Beautiful landscaped gardens | Heated pool | C. 1.86 acres

**Guide price £3,250,000**



## An exceptional 5-bedroom home with self-contained annexe and a cottage, set within meticulously maintained, landscaped gardens and located on a historic Wellingtonia-lined avenue

Avenue Lodge is an outstanding property offering a rare combination of versatile multi-dwelling accommodation and premium leisure facilities, in an exclusive setting. The property is elegantly styled throughout, with clean, neutral décor and exquisite fittings, while outside there are picturesque, private south-facing gardens, complete with swimming pool.

The property delivers an excellent balance of formal entertaining and relaxed family living. An impressive and welcoming reception hall with marble tiled floor connects the two primary reception spaces. The spacious dual-aspect sitting room stands out with its wood flooring, modern fireplace and seamless garden integration via dual bi-fold doors; while the formal dining room provides ample space for large scale entertaining. Also accessed from the hall is the stylish kitchen/breakfast room that combines modern style with effortless indoor-outdoor living - it features light taupe Shaker-style cabinets, granite worksurfaces, a stainless steel range cooker, and glass doors opening out to the garden. This room links with the elegant family room featuring a lofty vaulted ceiling that creates an open, airy atmosphere, and large French doors that offer easy access to the rear patio and pool area.

Upstairs, there are five immaculate double bedrooms, including the sumptuous principal bedroom with its balcony, dressing room and en suite bathroom. All four additional bedrooms are en suite with impressive modern suites and porcelainware. Adjoining, and complementing the main house is a useful cottage with further accommodation, including a striking sitting room with a spiral staircase leading to a mezzanine cinema room, plus an open-plan kitchen and bedroom, with an adjoining shower room. Furthermore, above the triple garage, there is additional accommodation in the form of an annexe that features an open-plan sitting room and kitchen, a bedroom and a shower room. With both buildings being self-contained, they deliver superb flexibility to accommodate guests, extended family, office facilities, or staff

### Outside

The property is approached via electrically operation wrought iron gates that open onto a sweeping gravel driveway that leads to a large parking area and the detached triple garage with automated garage doors.

Amounting to about 1.8 acres, the gardens and grounds are a spectacular feature of the property and offer an excellent degree of privacy and seclusion – the ultimate setting for outdoor relaxation and grand-scale entertaining. There are meticulously maintained lawns, extensive patios and terracing, a heated outdoor swimming pool, a lawned badminton area, a wealth of mature and specimen trees, architecturally clipped box, well-stocked flower and shrub beds, and majestic climbing wisteria that beautifully complements the rear of the house.





**Location**

The property is enviably positioned on the highly sought-after Wellingtonia Avenue, a historic landmark renowned for its towering Wellingtonias (Giant Sequoia trees) planted in the 1800s. It is situated within easy reach of local shops which include a bakery, and a craft beer and coffee shop, and is within striking distance of Crowthorne village with further shopping opportunities, a community centre, cafés, restaurants and GP practices. More extensive amenities are available at Reading, Wokingham, Bracknell and Camberley.

Schooling in the area includes several renowned independents, including Wellington College (just a mile away), St. Neot’s School, Hurst Lodge School and Yateley Manor School. Communication links are excellent: the M3 and the M4 give access to major regional centres and the motorway network; Crowthorne station offers regular services on the Reading-Guildford/Gatwick line and onward connections to Paddington and Waterloo.

Ideal for the outdoor enthusiast, there is the nearby Simon’s Wood and Finchampstead Ridges (accessible directly from the property via a gate at the rear of the garden), Swinley Forest, Wildmoor Heath Nature Reserve, Heathlake Nature Reserve, and Horseshoe Lake Activity Centre.

Postcode region: RG45

**General**

Local Authority: Wokingham Borough Council  
Services: Mains electricity, gas and water. Private drainage - Klargestert treatment plant.  
Council Tax: Band H  
EPC Rating: Main house - C, Cottage - C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
Covenants and/or restrictions: There are restrictions / covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.



Avenue Lodge, Wellingtonia Avenue, Crowthorne

Main House internal area 3,669 sq ft (341 sq m)

Garage internal area 536 sq ft (50 sq m)

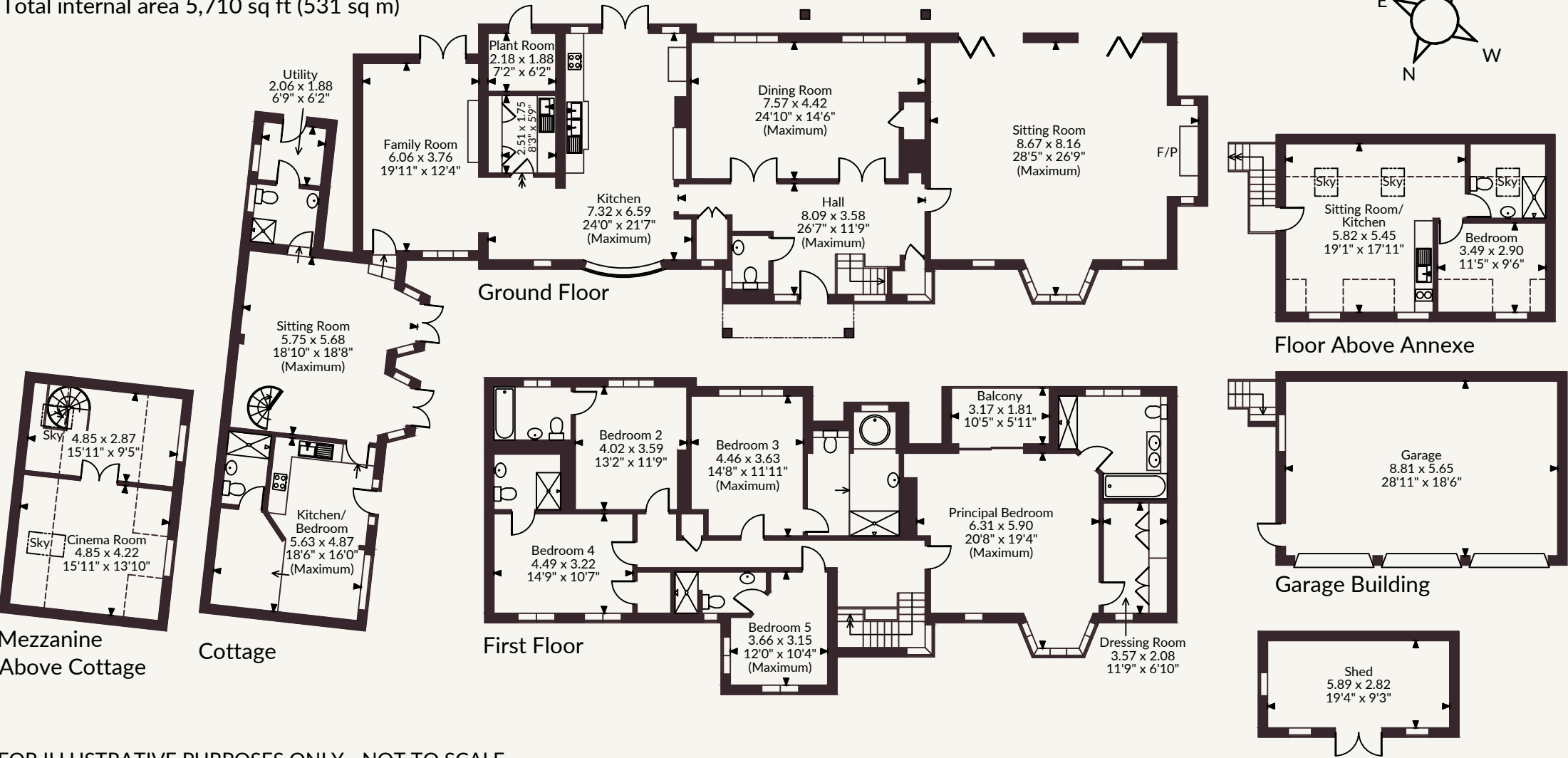
Annexe internal area 343 sq ft (32 sq m)

Cottage internal area 939 sq ft (87 sq m)

Plant Room and Shed internal area 223 sq ft (21 sq m)

Balcony external area = 61 sq ft (6 sq m)

Total internal area 5,710 sq ft (531 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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