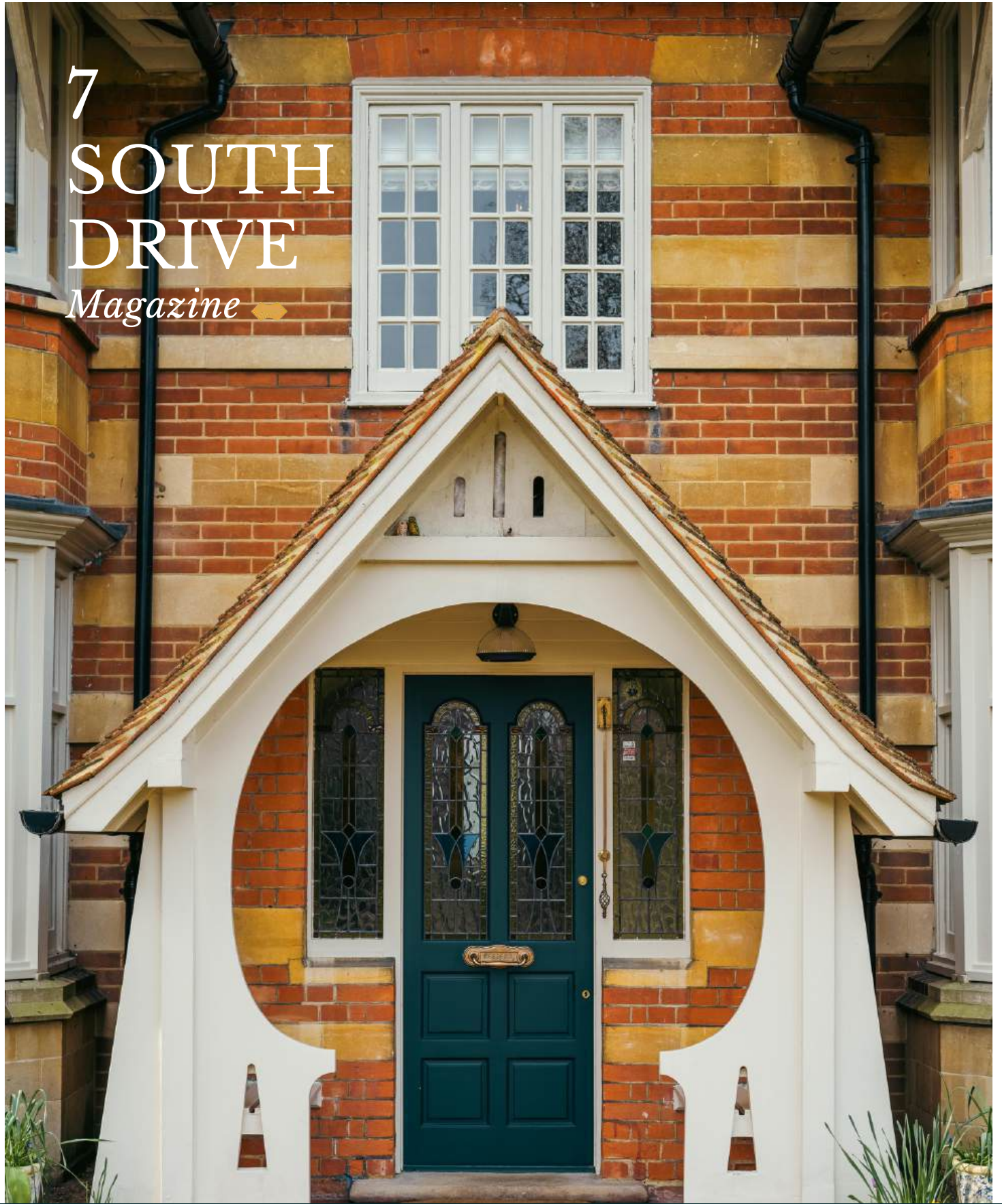


7  
SOUTH  
DRIVE  
*Magazine*



THE  
COUNTRY  
HOUSE  
DEPT.





# 7 SOUTH *Drive*

Wokingham, Berkshire, RG40 2DH



7 South Drive presents a most handsome and well-appointed family residence, enviably positioned within the heart of Wokingham's highly sought-after 'Golden Triangle'.

Extending to in excess of 2,800 square feet, the property has been carefully refurbished over the years to offer a pleasing balance of elegant formal reception space and comfortable family living. Of particular note is the beautifully appointed kitchen/breakfast room, whilst further accommodation includes a fine drawing room opening to a sunroom, dining room and snug.

The delightful gardens are laid principally to sweeping lawns with mature hedging and trees, with a private gate to the adjacent recreational ground. A double garage and workshop complete this truly exceptional family home.







# THE FINER *Details*

**Bedrooms**  
4/5

**Reception Rooms**  
4

**Bath/Shower Rooms**  
3

**Outbuilding and Garaging**

**Acreage**  
0.4

**What3Words**  
[///handle.kings.stroke](https://www.what3words.com/handle.kings.stroke)

**Co-Ordinates**  
51°24'21.1"N 0°49'49.8"W

**Services**  
Mains water, electricity, and drainage  
Gas fired central heating

**EPC**  
E

**Council Tax**  
Band G

**Local Authority**  
Wokingham District Council











# ABOUT THIS *Area*



Wokingham's Golden Triangle is one of Berkshire's most sought-after residential enclaves, encompassing the prestigious streets that lie between the town centre, the sought-after South Drive area and the verdant fringes of California Country Park. Long regarded by discerning buyers as the finest address in this prosperous corner of the Thames Valley, the area is characterised by substantial, well-appointed family houses set within generous plots along wide, tree-lined roads of considerable charm and distinction.

The area's appeal rests upon an enviable combination of practicality and lifestyle. Wokingham railway station provides regular services into London Waterloo in approximately 50 minutes, whilst Reading with its own fast Elizabeth line connection into the capital, is just a short drive away, making the Golden Triangle an exceptionally well-connected base for professional families.

Schooling is a particular strength, with Wokingham consistently ranked amongst the very best local authority areas in the country for educational provision at both primary and secondary level. The town centre itself offers a charming range of independent shops, restaurants and cafés centred around the handsome historic market square.

The wider countryside is glorious with ancient woodlands, commons and the rolling Berkshire landscape all readily accessible. It is this rare and fortunate confluence of town, country and connectivity that makes Wokingham's Golden Triangle such an enduringly desirable address.



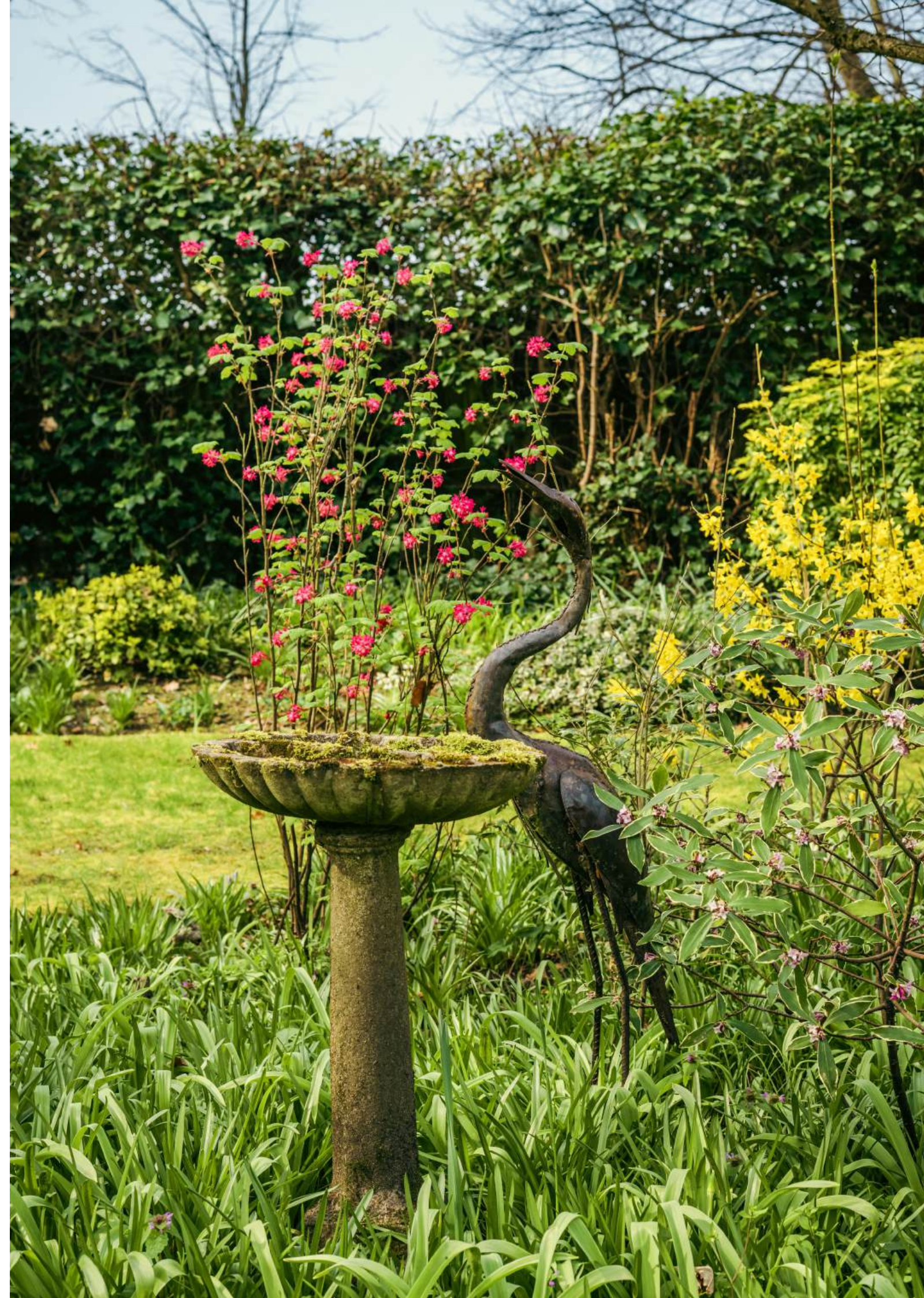














# POINTS OF *Interest*



## **Towns and Cities**

Wokingham Town Centre 0.8 miles  
Reading 11.4 miles  
Windsor 14.2 miles  
London 35 miles

## **Pubs & Restaurants**

The White Horse, Wokingham  
The Crooked Billet, Wokingham  
Opuz, Wokingham  
Salty Olive, Wokingham

## **Train Stations**

Wokingham station 0.7 miles  
(London Waterloo from 50 mins)  
Reading station 8.6 miles  
(London Paddington from 23 mins)

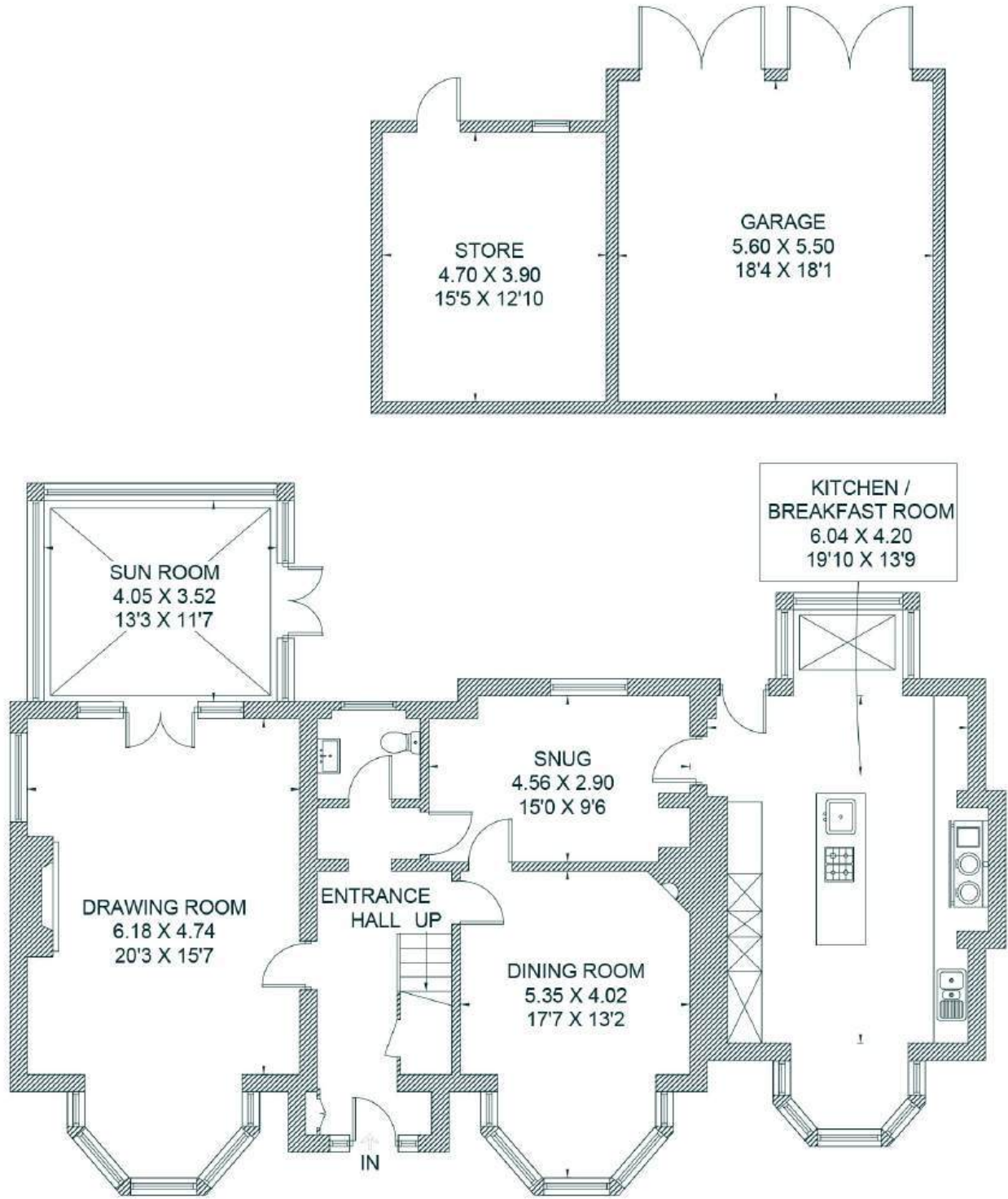
## **Airports**

Heathrow Airport 18 miles  
Gatwick Airport 30 miles

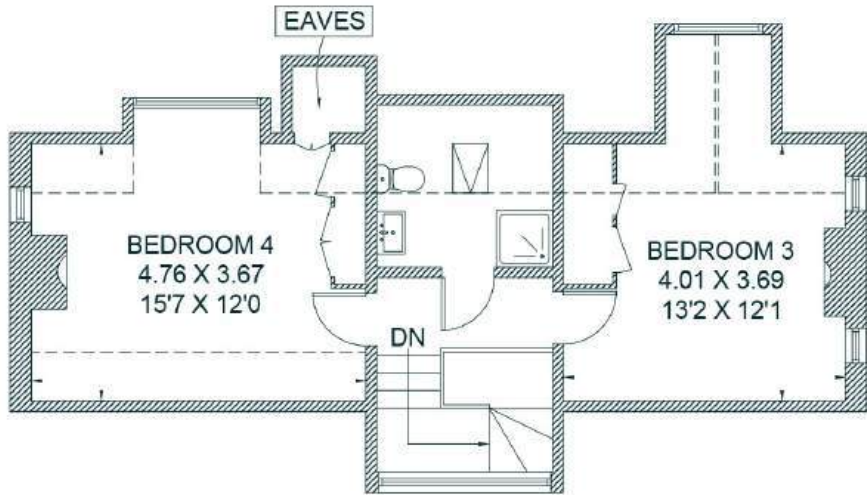


# FLOORPLANS

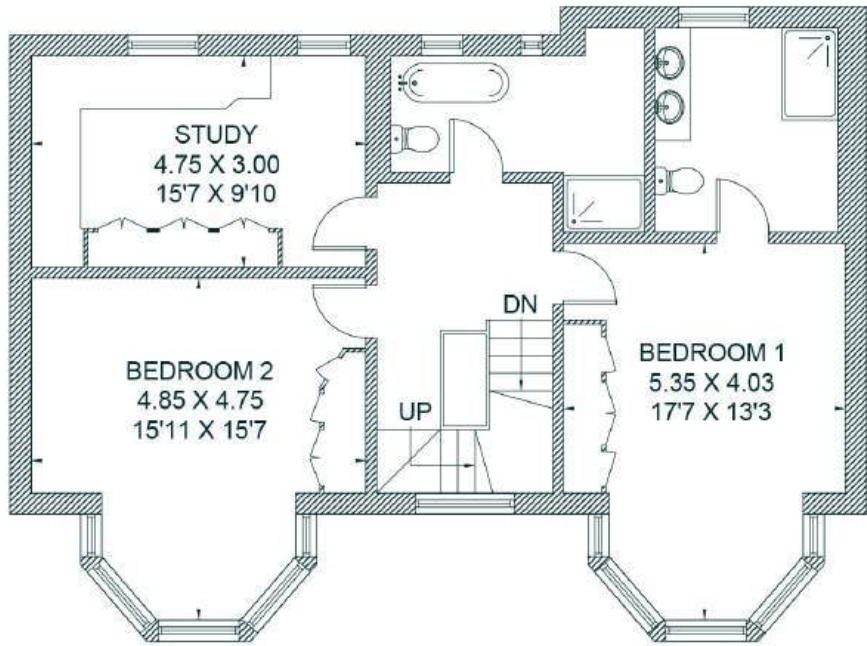
## *7 South Drive*



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Total - 317.7 sq m / 3,418 sq ft  
 House - 267.6 sq m / 2,880 sq ft | Outbuilding - 50.1 sq m / 538 sq ft

# AREA GUIDE

## *Berkshire* 🐎

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.

### **Walking - Basildon Park**

Walk around four different trails through 400 acres of parkland and Woodland.

### **Eating Out - The Hind's Head, Bray**

Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

### **Event - Royal Ascot, Ascot Racecourse**

Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

### **Day Out - Windsor Great Park**

A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.



# ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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