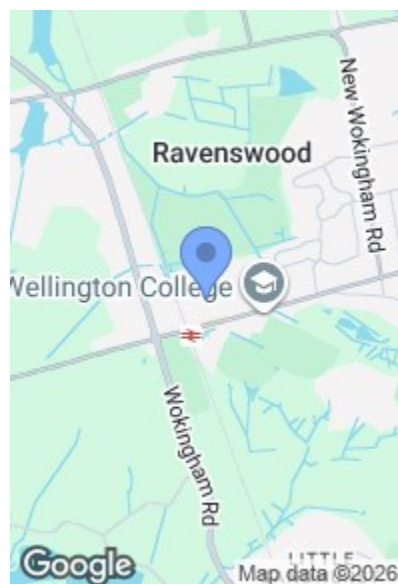
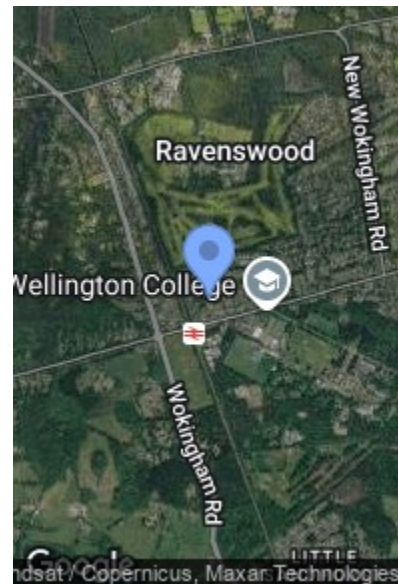


**RAVENSWOOD AVENUE, CROWTHORNE RG45**  
OFFERS IN EXCESS OF £1,000,000

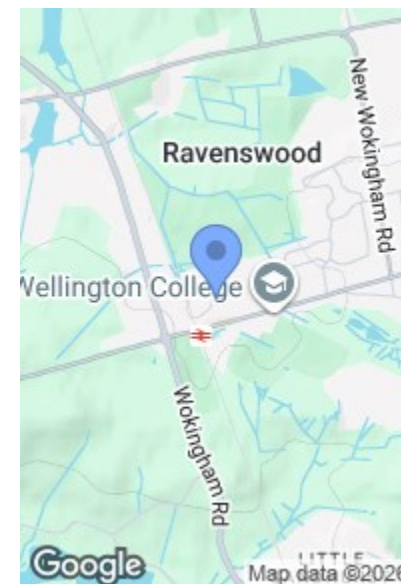
ROAD MAP



HYBRID MAP



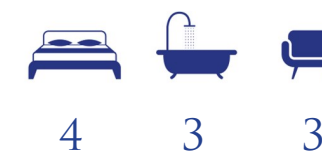
TERRAIN MAP



Camberley 01276 539111  
Email: [enquiries@knightsproperty.com](mailto:enquiries@knightsproperty.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
[www.knightsproperty.com](http://www.knightsproperty.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		71	77
		EU Directive 2002/91/EC	





## FLOORPLAN

### Ravenswood Avenue, Crowthorne, RG45

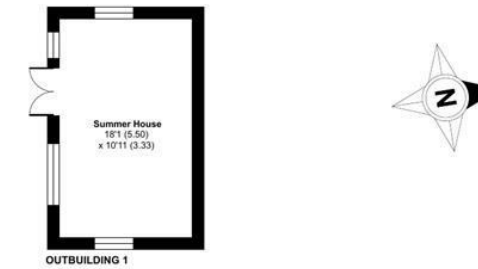
Approximate Area = 1932 sq ft / 179.4 sq m

Garage = 157 sq ft / 14.5 sq m

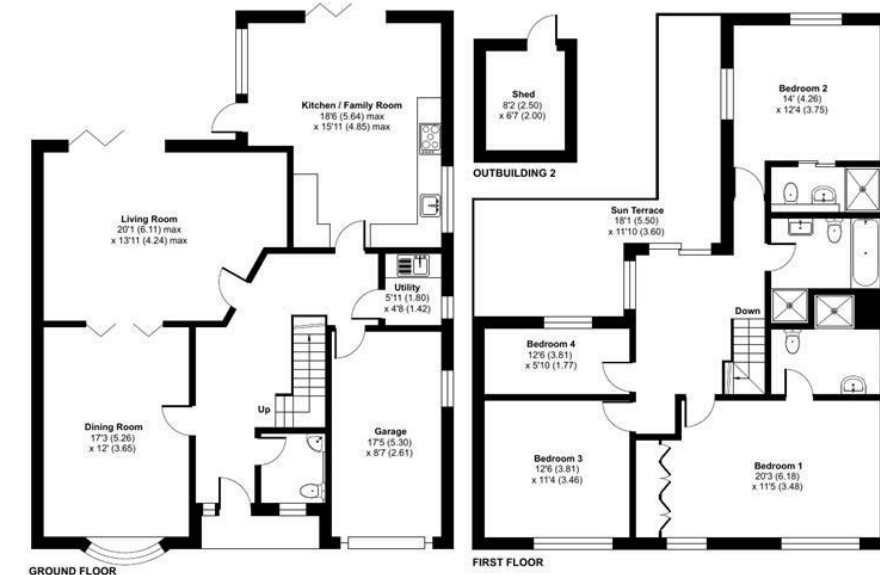
Outbuildings = 251 sq ft / 23.3 sq m

Total = 2340 sq ft / 217.3 sq m

For identification only - Not to scale



OUTBUILDING 1



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. KNIGHTS PROPERTY SERVICES. REF: 1452119

## MAIN FEATURES

- Stunning Detached Property
- Four Good-Sized Bedrooms
- Heated Swimming Pool
- Driveway Parking & Garage
- Three Reception Areas
- Sizeable Plot
- Modern Bathroom & Two En Suites
- Spacious & Landscaped Rear Garden
- Sun Terrace
- Solar Panels, Alarm & Water Softener

## FULL DETAILS

### Entrance Hallway

Enter via door and tiled flooring. Turning staircase leading to the first floor.

### Dining Room

Front aspect bay window and porcelain tiled flooring. Bi-fold doors leading into the;

### Living Room

Rear aspect, wood burner and porcelain tiled flooring. Bi-fold doors leading to the substantial garden.

### Cloakroom

Wash hand basin, low level WC, vanity mirror, partly tiled walls and tiled flooring.

### Garage

Power, lighting, work surface, meter cupboards, control unit for solar panels and roller door. Space for; tumble dryer.

### Utility

Sink, tiled flooring, water softener and space for; washing machine.

### Kitchen/Family Room

Range of base and eye level units, granite work surfaces, belfast sink, Rangemaster cooker, microwave, tiled flooring and partly tiled walls. Space for; fridge/freezer and dishwasher. Bi-fold doors leading to the garden.

### First Floor Landing

New carpet flooring. Sliding door leading to the;

### Sun Terrace

Views over the garden. Enclosed by glass balustrade.

### Bedroom One

Front aspect, fitted wardrobes, access to the loft, air conditioning unit, new carpet flooring and door leading to the;

### En Suite

Shower cubicle, wash hand basin, low level WC, heated towel rail, tiled flooring and tiled walls.

### Bedroom Two

Dual aspect and new carpet flooring. Sliding door leading to the;

### En Suite

Refitted, walk-in shower cubicle with rainfall showerhead and shower attachment, low level WC, wash hand basin with storage, heated towel rail, tiled walls and tiled flooring.

### Bedroom Three

Front aspect and new carpet flooring.

### Bedroom Four

Rear aspect and new carpet flooring.

### Bathroom

Refitted, walk-in shower cubicle with rainfall showerhead and shower attachment, bath with shower attachment, low level WC, wash hand basin with storage below, mirrored vanity unit, tiled walls and tiled flooring.

### To The Front

Driveway parking and access to the garage. Side access to the rear garden.

### To The Rear

Landscaped garden comprising; patio area, raised planters and heated swimming pool (28ft by 14ft approx.) with a new boiler. Leading to further lawned areas, range of shrubbery, shed (with log store) and summer house (power and lighting). Side access to the front of the property.

### Council Tax

Band G.

## RAVENSWOOD AVENUE, CROWTHORNE RG45

KNIGHTS PROPERTY SERVICES - Nestled on the desirable Ravenswood Avenue in Crowthorne, this stunning detached house offers an exceptional living experience, close to the highly renowned Wellington College and walking distance of East Berkshire Golf Club. This impressive property is perfect for families seeking both space and comfort.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The ground floor also features a convenient cloakroom and a well-appointed and spacious kitchen/family room, which presents an exciting opportunity for extension, subject to planning permission. A separate utility adds to the practicality.

To the first floor there is a luxurious four-piece bathroom alongside four generously sized bedrooms. Two of these bedrooms benefit from en suite facilities. There is also a sizeable sun terrace with great views, enclosed by a glass balustrade.

One of the standout features of this unique property is the beautifully landscaped garden which is substantial in size. It boasts a summer house and a heated swimming pool, perfect for enjoying. The pool has recently been fitted with a new boiler. The front of the house offers driveway parking, along with access to a garage. Additional highlights include a water softener, solar panels and a security alarm system. A great range of local amenities are also within close proximity. A viewing is highly recommended to really appreciate everything that this stunning home has to offer.

This remarkable home on Ravenswood Avenue is a rare find so do not miss the opportunity to make this property your own.