



**STATION ROAD, THEALE, READING, RG7 4AJ
OFFERS IN EXCESS OF £750,000 FREEHOLD**

A SPACIOUS FOUR BEDROOM CONTEMPORARY FAMILY HOME WITH A LARGE GARDEN SET ON A QUIET COUNTRY LANE WALKING DISTANCE TO THEALE TRAIN STATION

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DESCRIPTION:

Set on a quiet country lane a short walk from Theale Train Station, this spacious four bedroom detached home is one of three similar properties. Ideally located close to some lovely country walks, the River Kennet, country pubs, lakes and Theale high street the property offers the best of country living yet offering access to a wealth of local amenities. There are excellent transport links with a direct train to London Paddington in just 37 minutes from Theale and the M4 at junction 12 is a short drive away. Entered via an welcoming entrance hall, the ground floor boasts a living room to the rear with a bay window and French doors opening into the rear garden, a formal dining room or family room, study, a modern fitted kitchen breakfast room with granite work surfaces, utility room and a WC. On the first floor, accessed from a large landing, there are four generous double bedrooms. The principle bedroom has built in wardrobes, dual aspect windows and a delightful contemporary bathroom with a bath and separate shower. Bedroom two also has an en-suite and built in wardrobes. A family bathroom completes the first floor. To the rear of the property there is a large garden measuring over 100 ft in length and wrapping around the side of the house with a secure storage cabin and a children's play house. To the front there is a detached double garage and ample driveway parking for at least three cars. This superb home abutting farmland will make a great family home in a fantastic setting and is being sold with no chain complications.

AT A GLANCE

- Four Bedroom Detached Family Home
- Over 2000sq ft (185m2)
- Three Bathrooms
- Contemporary Kitchen/Breakfast Room
- Study, Utility Room and WC
- Detached Double Garage
- Large Rear Garden
- No Chain

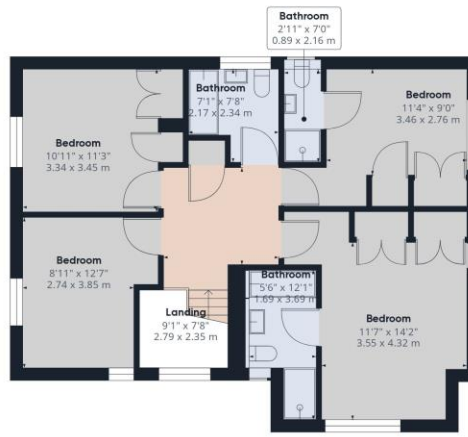




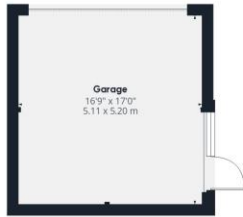




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 2016.19 ft²
 187.31 m²

Reduced headroom
 3.01 ft²
 0.28 m²

(1) Excluding balconies and terraces

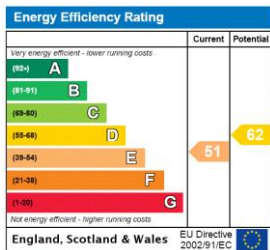
Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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