



**11 HOLDER CLOSE, SHINFIELD, READING, BERKSHIRE, RG2 9HQ
OIRO £995,000 FREEHOLD**

**THIS OUTSTANDING FIVE/SIX-BEDROOM DETACHED FAMILY HOME
WAS CONSTRUCTED BY DAVID WILSON HOMES IS SITUATED IN AN
EXCLUSIVE ROAD WITHIN THE POPULAR BERKSHIRE VILLAGE OF
SHINFIELD.**

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DESCRIPTION:

The property is well presented having been subsequently upgraded in recent years to a very high standard by the current owners and offers flexible accommodation over two floors:- spacious entrance hall with central staircase rising to the first floor galleried landing, double doors open into the main living room. The living room benefits from a central feature fireplace and French doors opening onto the patio area and garden beyond. Further reception rooms include a spacious dining room and family room. The kitchen is a particular feature of the house having been refitted with a range of white eye and base level units, finished with matching worksurface over and centre island with breakfast bar. A range of integrated appliances, water softener, inset spotlights, contrasting upstands are just some of the many features. The matching utility room and wc conclude this floors.

Outside to the front is a block paved driveway providing off road parking for 3-4 cars which inter gives access to the double integral garage with electric doors.

The rear garden is landscaped with stone patio area and lawn beyond with established flower and shrub boarders, timber storage shed and side access, all enclosed by close board panel fencing and enjoying a good degree of privacy backing onto allotments and green space.

Shinfield is well positioned with Good schools both state and independent, primary and senior, easily accessible to the independent schools such as Crosfields, Leighton Park and Bradfield college along with a number of nearby gyms including Ryeish Green, Loddon Valley and Nirvana Spa.

The local community centre offers a number of different activities including library, café, doctors surgery and there are new local facilities in progress include football/cricket pitches & pavilions, a new super market and more open space for walking and recreation.

For the commuter both the M4 and M3 motorways are easily accessible along with good bus services into Reading which has one of the UK's largest interchangeable railway stations.

AT A GLANCE

- Village location
- 5/6 bedrooms, 5 with fitted wardrobes
- 2 ensuites and family bathroom
- 3 reception rooms
- Backs onto green space
- Refitted kitchen and bathrooms with underfloor heating
- Council tax band G Wokingham
- Ultrafast broad band available
- Mobile coverage EE, Vodafone, O2 and Three
- Nominal service charge applies £101.42 per 1/2 year



Holder Close

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Approximate Gross Internal Area Total = 228.7 sq m / 2462 sq ft

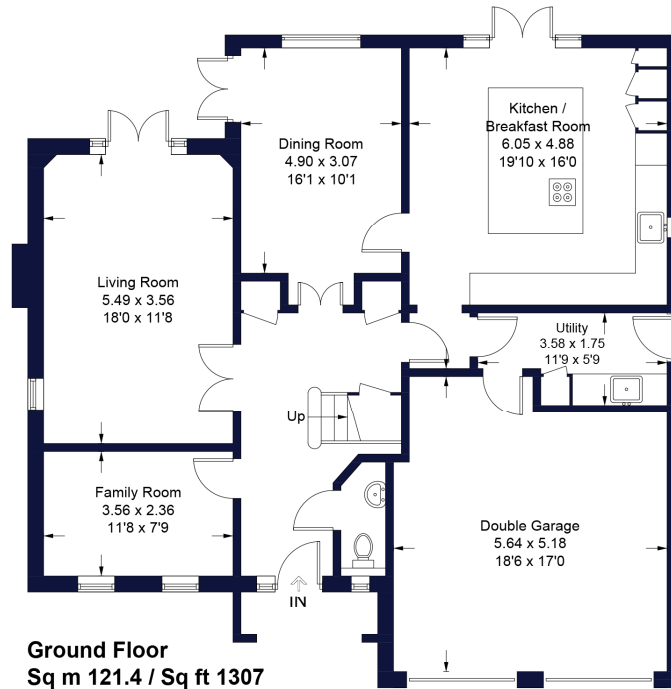
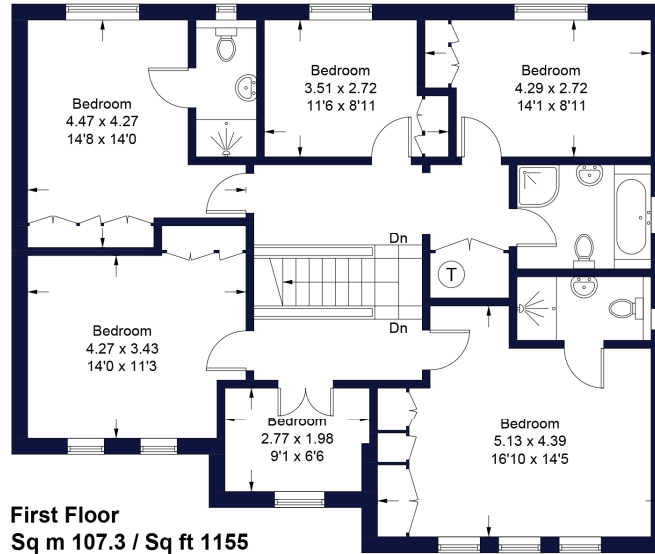


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1129851)

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.

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