



**ST. LEGERS WAY, RISELEY, HAMPSHIRE, RG7 1GH
OFFERS IN EXCESS OF £800,000 FREEHOLD**

**AN IMMACULATE FOUR BEDROOM, THREE
BATHROOM DETACHED FAMILY HOME IN AN
EXCELLENT VILLAGE LOCATION**

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DESCRIPTION:

An impressive 4 bedroom detached family home built by Cala homes in 2020 in this lovely village location. Conveniently located an easy drive into central Reading and close to the M4 at junction 11 yet close to some lovely open countryside, Wellington country park and surrounding villages. The property is immaculate throughout with the ground floor boasting a lovely kitchen/diner with a range of integrated appliances, granite work surfaces, an island and a dining area with feature skylight. There is a comfortable living room, a study/snug, utility room and wc and there is also a generous integral garage. To the rear of the house accessed from both the lounge and kitchen there is a delightful landscaped gardens with pergola and patio areas perfect for entertaining. On the first floor there is a generous landing off of which there are four double bedrooms, the principle bedroom with a walk in dressing room and en-suite bathroom. Bedroom two also has an en-suite and a lovely family bathroom with bath and separate shower. To the front of the house there is driveway parking for at least three cars.

The property is in show home condition ready to move into with features including Wooden Parquet flooring throughout the ground floor and the majority of the house has plantation shutters on the windows. This superb home has been enjoyed by a the current owners and is ready to be passed onto a new family.

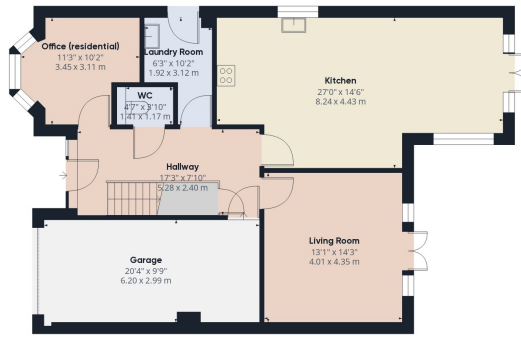
AT A GLANCE

- Four Bedroom Detached Family Home
- Built by Cala Homes in 2020
- High Specification Throughout
- Wooden Parquet Flooring and Plantation Shutters
- Three Bathrooms and Ground Floor WC
- Spacious Kitchen/Diner with Feature Island
- Lounge, Study and Utility Room
- Landscaped Rear Garden
- Integral Double Garage and Driveway Parking

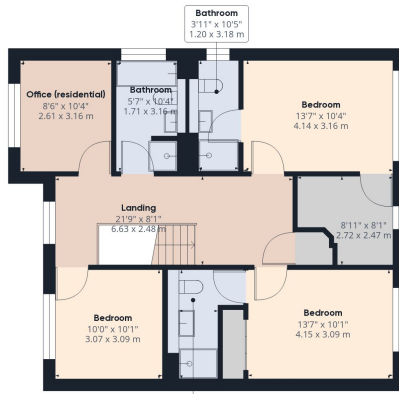








Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1905.75 ft²
 177.05 m²

(1) Excluding balconies and terraces

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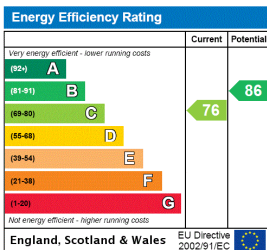
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Estate Charge: £450 per annum

Council Tax Band: G

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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