

Brookers Hill, Shinfield, Reading, Berkshire, RG2 9BX

£765,000 *Freehold*

4 | 2 | 3

Be Quick to Secure Your New Family Home In This Fabulous Setting. The Elms Is The Last Remaining Home at The Grove. A Collection of Just 6 Bespoke Family Homes in Shinfield Village

The Elms is the last available home in this bespoke development of just six set in a quiet private no-through road setting in the sought after village of Shinfield. The Elms is a generously proportioned ultra efficient four-bedroom detached home and the largest style of house in The Grove development. Finished to an exacting specification, this luxury new home offers the best of contemporary family living in a peaceful yet well connected village setting.

Inside, the home offers flexible, light-filled accommodation arranged over two floors, including an impressive 35ft. (10.5mtr) open-plan kitchen/dining/living space complete with a range of integrated appliances and quartz work surfaces ideal for modern family life and entertaining. The Kitchen is bespoke shaker-style with soft-close doors and drawers, subtle under-cabinet lighting, luxury quartz worktops and upstands, there are full-height quartz splashbacks behind hobs and a striking waterfall-edged breakfast bar. A high-spec selection of fully integrated appliances (double oven, hob, extractor, microwave, dishwasher and fridge-freezer) completes the kitchen. A generous lounge with feature lighting, a study, cloakroom and boiler room with access to the side of the house complete the ground floor. On the first floor there are four generously proportioned double bedrooms, two with ensuite bathrooms, a family bathroom and a laundry cupboard. The three elegant bathrooms, including the en-suites and also the ground floor cloakroom, are fully tiled and fitted with contemporary white sanitaryware, wall-hung basins with vanity storage, chrome and brushed-brass fittings, thermostatically controlled showers and baths and heated mirrors.

The development benefits from the amenities of Shinfield village including 2 primary schools, three pubs, a garden centre and local shops with excellent additional schooling close by. Commuting is straightforward: the number 3 bus run to Reading and Wokingham, and the M4 (J11) is within easy reach.

These contemporary homes are ideal for growing families seeking space, quality and a well-connected village location.

KEY FEATURES

- 4 Bedroom Detached Bespoke Family Home
- Ultra Efficient Homes - EPC Rating - A
- 3 Bathrooms, including 2 En-suites and Ground Floor WC
- Generous Contemporary Fitted Kitchen/Family room With High Spec. Fittings and Quartz Worktops and Breakfast Bar
- Living Room and Study
- Landscaped Rear Garden
- Driveway Parking and EV Charging Point
- 10 Year Builders Warranty
- Rooftop Solar Panels
- Energy Efficient Underfloor Heating on Ground Floor

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...






Winkworth



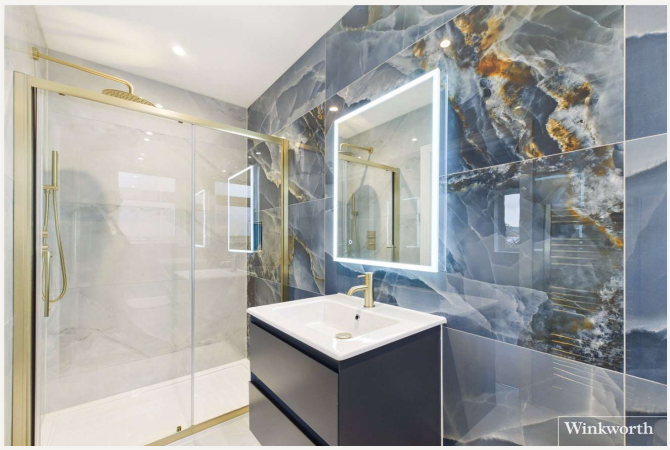

Winkworth



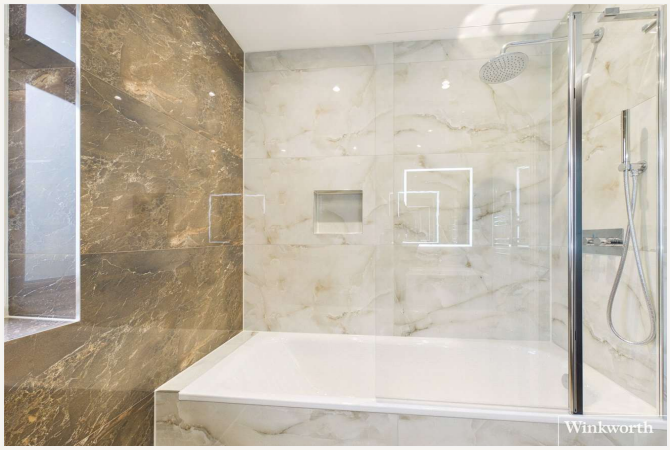

Winkworth


Winkworth











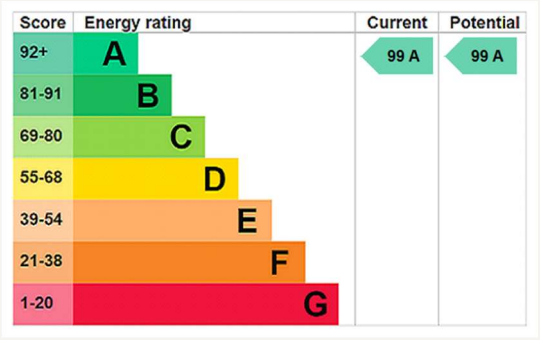




MATERIAL INFO

Tenure: Freehold
Council Tax Band: F
EPC rating: A





https://www.winkworth.co.uk/sale/property/REA260966

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.
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.

Reading

0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.