



403 WOKINGHAM ROAD, EARLEY, READING, BERKSHIRE, RG6 7EH

Winkworth





403 Wokingham Road, Earley, Reading, Berkshire, RG6 7EH Freehold

01184 022300 | reading@winkworth.co.uk

SUBSTANTIAL AND BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED FAMILY HOME

Offered to the market is this substantial and beautifully presented five-bedroom detached family home, ideally situated in a highly sought-after and convenient location close to a range of excellent primary, secondary, and private schools. Perfect for commuters, Earley Station-with direct services to Reading and London Waterloo-is less than half a mile away, while the A329M and M4 are within easy reach.

The property offers spacious and flexible accommodation arranged over three floors, designed with modern family living in mind. The ground floor features an inviting entrance hall, a stylish cloakroom with shower, two generous reception rooms, and an impressive open-plan kitchen/dining/family room-an exceptional social space fitted with high-quality integrated Bosch appliances, Silastone work surfaces, and a large breakfast bar. Bi-fold doors open onto the rear patio, seamlessly blending indoor and outdoor living. A useful utility room provides additional storage and appliance space.

On the first floor, the principal bedroom benefits from a dressing area and a luxury en-suite shower room, complemented by three further well-proportioned bedrooms and a beautifully appointed family bathroom. The top floor offers a versatile fifth bedroom with its own modern shower room, ideal for guests, teenagers, or use as a home office.

Externally, the property enjoys a generous corner plot with an enclosed frontage, ample driveway parking, and a detached double garage with power, light, and additional storage. The large rear garden provides excellent privacy, featuring a spacious patio area, mature trees, and extensive lawn-offering scope for further enhancement or

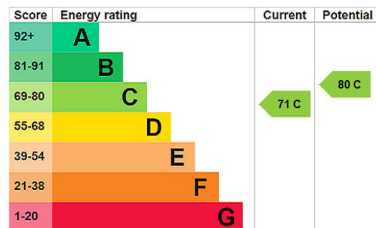
the addition of a home office or gym, subject to the necessary consents.

Finished to an exceptional standard throughout, this home includes Villeroy & Boch sanitaryware with Grohe fittings, Porcelanosa tiling, oak internal doors, and underfloor heating in key areas.

Homes of this quality, size, and location are exceptionally rare-early viewing is highly recommended.



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.



Ground Floor



Floor 1



Floor 2

Winkworth

Approximate total area^(b)256 m²2757 ft²

Balconies and terraces

38.2 m²411 ft²

Reduced headroom

9.4 m²101 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





LOCATION

Earley is one of Berkshire's most sought-after locations, offering an exceptional balance of family-friendly living and commuter convenience. Just east of Reading, the area is renowned for its excellent schools, leafy streets, and welcoming community.

Commuters benefit from Earley Station, with direct trains to Reading and London Waterloo, and easy access to the A329(M) and M4. Families are drawn to the outstanding local schools, including Aldryngton Primary, Maiden Erlegh, and leading independents such as Reading Blue Coat and The Abbey.

There are plentiful amenities, including shops, cafés, and restaurants at Maiden Place, with The Oracle in nearby Reading offering premium retail and dining. Green spaces such as Maiden Erlegh Nature Reserve and Laurel Park provide tranquil escapes, while the area's strong

community spirit makes Earley an ideal place to call home.



Winkworth Reading

Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB
01184 022300 | reading@winkworth.co.uk

[winkworth.co.uk/reading](https://www.winkworth.co.uk/reading)

Winkworth