



Shortheath Lane, Sulhamstead, Berkshire, RG7 4EQ

Guide Price £700,000 *Freehold*

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A Spacious Three Bedroom Detached Home Set Behind Gates in this Village Setting

A superb spacious three bedroom detached house set behind a set of gates occupying a generous plot in this lovely semi-rural setting. The property has been finished to a high standard with some delightful features. A spacious entrance hall with oak flooring gives access to the ground floor accommodation. There is a spacious triple aspect living room with a wood burner and this opens into a conservatory that overlooks the rear garden. The country style kitchen comes with a range of integrated appliances including an oil fired AGA and has granite work surfaces. There is a utility room off the kitchen which offers access to the integral garage and rear garden. A turning oak staircase gives access to the first floor where there are three bedrooms and a family bathroom off a generous landing. All of the bedrooms have built in wardrobes and the master bedroom also has a wet room. The rear garden measure approximately 100 foot in length with a patio to the rear of the house and the rest of the garden a selection of shrubs, fruit trees and greenhouse. There is ample parking for at least four cars behind a set of wrought iron gates at the front of the house. This lovely home in this quiet yet well connected location is being sold with no chain complications and an early viewing is highly recommended.

KEY FEATURES

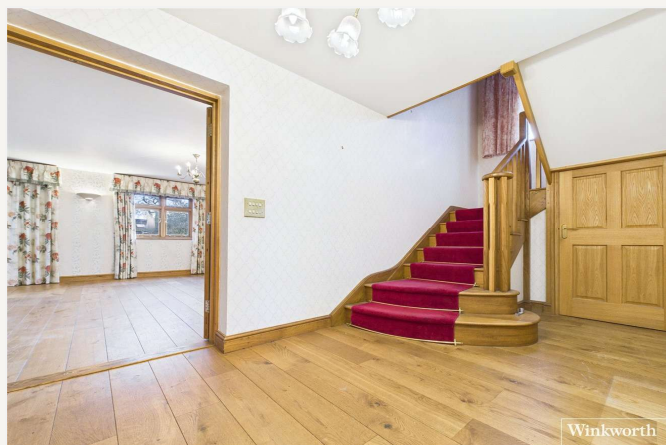
- Three Bedroom Detached Home
- Large Plot and over 2000Sq. Ft. (196Sq. M.) Living Space
- Gated Driveway
- Large Lounge with Wood Burner
- Dining Room and Sun Room
- Country Style Fitted Kitchen With an Aga
- Two Bathrooms and Ground Floor WC
- Large Garden
- No Chain

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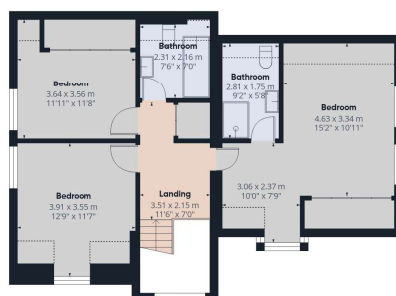
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MATERIAL INFO

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



Ground Floor



Floor 1

Approximate total area⁽¹⁾189.1 m²2036 ft²

Reduced headroom

8.2 m²88 ft²

(1) Excluding balconies and terraces

Reduced headroom

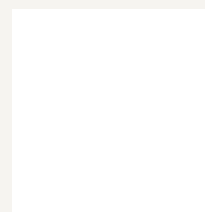
..... Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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