



GLOUCESTER AVENUE, SHINFIELD, READING, RG2 9GA  
OFFERS IN EXCESS OF £800,000 FREEHOLD

## A DELIGHTFUL SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME IN THIS CONVENIENT VILLAGE LOCATION

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#### DESCRIPTION:

An immaculate 5 bedroom detached family home in this convenient location close to local amenities and transport links. The property which was originally a 6 bedroom home has undergone a transformation since the current owners purchased it in 2018 and created a delightful contemporary dwelling. The entrance hall is inviting and opens in to an office/play room which is currently utilised as a home beauty salon. There is a cloakroom at the front of the house and a kitchen/breakfast room to the rear. A generous living space is accessed via a set of bi-folding glass doors perfect for family living. A low maintenance landscaped garden can be found through another set of bi-fold doors at the rear of the house.

The luxurious finishings continue on the first floor where the former sixth bedroom has been converted to create a spacious family bathroom with a freestanding bath and designer fittings. A dressing area with built in wardrobes, dressing table and feature recessed lighting has also been added to the wonderful spacious master bedroom which is complete with an en-suite bathroom. There are two further bedrooms on the first floor, one of which has en-suite bathroom. On the second floor there are two further bedroom and another bathroom which would make a perfect haven for teenagers, a suite for parents or guest accommodation.

The property further benefits from a Detached single garage which is a valid planning application to extend and driveway parking. This well presented home exudes luxury, with its high spec. fittings and well-designed living spaces this really is a wonderful family home in a great location.

#### AT A GLANCE

- 5 Bedroom Home on a Corner Plot
- Flexible Living Over 3 Floors
- Four Bathrooms and Ground Floor WC
- Master Bedroom With Dressing Area and En-suite
- Home Office/Salon
- Landscaped Rear Garden
- High Spec. Contemporary Fixtures and Fittings Throughout
- EV Charging Point.
- Planning Approved to Extend Garage



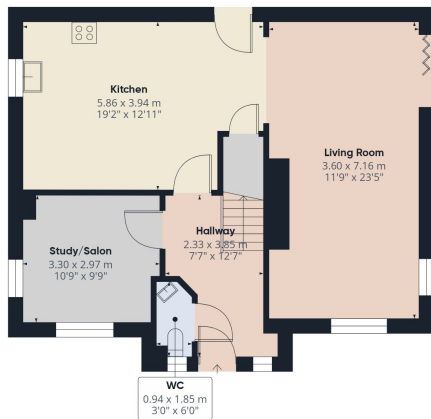




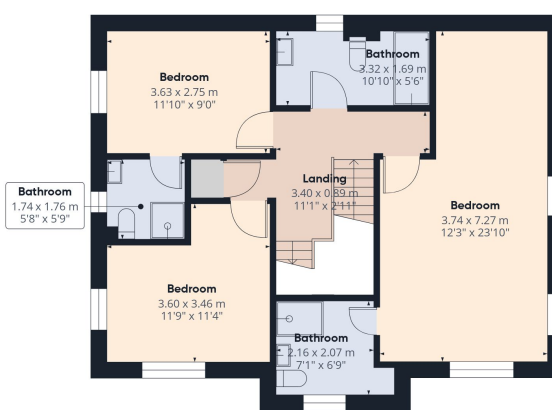




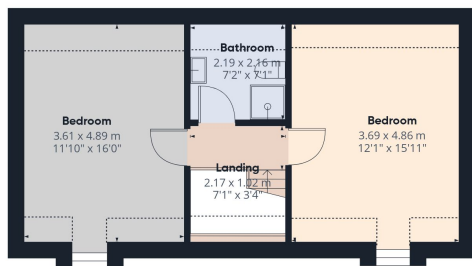




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
189.9 m<sup>2</sup>  
2044 ft<sup>2</sup>

**Reduced headroom**  
8.5 m<sup>2</sup>  
91 ft<sup>2</sup>

(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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold  
**Council Tax Band:** G

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