



**SAWYERS LEY, WOKEFIELD, MORTIMER, BERKSHIRE, RG7**  
**GUIDE PRICE £1,250,000 FREEHOLD**

**SITUATED IN THIS IDYLIC RURAL SETTING, A SUPERB  
 OPPORTUNITY TO ACQUIRE THIS WONDERFUL EXTENDED  
 SIX BEDROOM DETACHED FAMILY HOME**

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## DESCRIPTION:

Situated on the largest plot, in a smart enclave of just three properties and pleasantly situated in this quiet tranquil setting, a rare opportunity to acquire this superbly appointed extended detached family home, having been the subject of huge improvement by the current owners. Set in grounds of 0.6 of an acre the property hugely benefits from the use of commercial storage, ideal for those who run their own business, who need an area to store their equipment or perhaps a car enthusiast.

Mortimer village is about 2 miles away and has an excellent range of local facilities including St John's primary and St Mary's junior schools, doctors surgery, dentist, two chemists, Budgens supermarket, bank, post office, hairdressers, churches, café, numerous pubs and recreation grounds with tennis courts for hire. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and the M4 (J11) is about 3 miles away which provides access to the West Country, London and its airports. On the outskirts of the village is the local railway station which provides links to London Paddington within the hour.

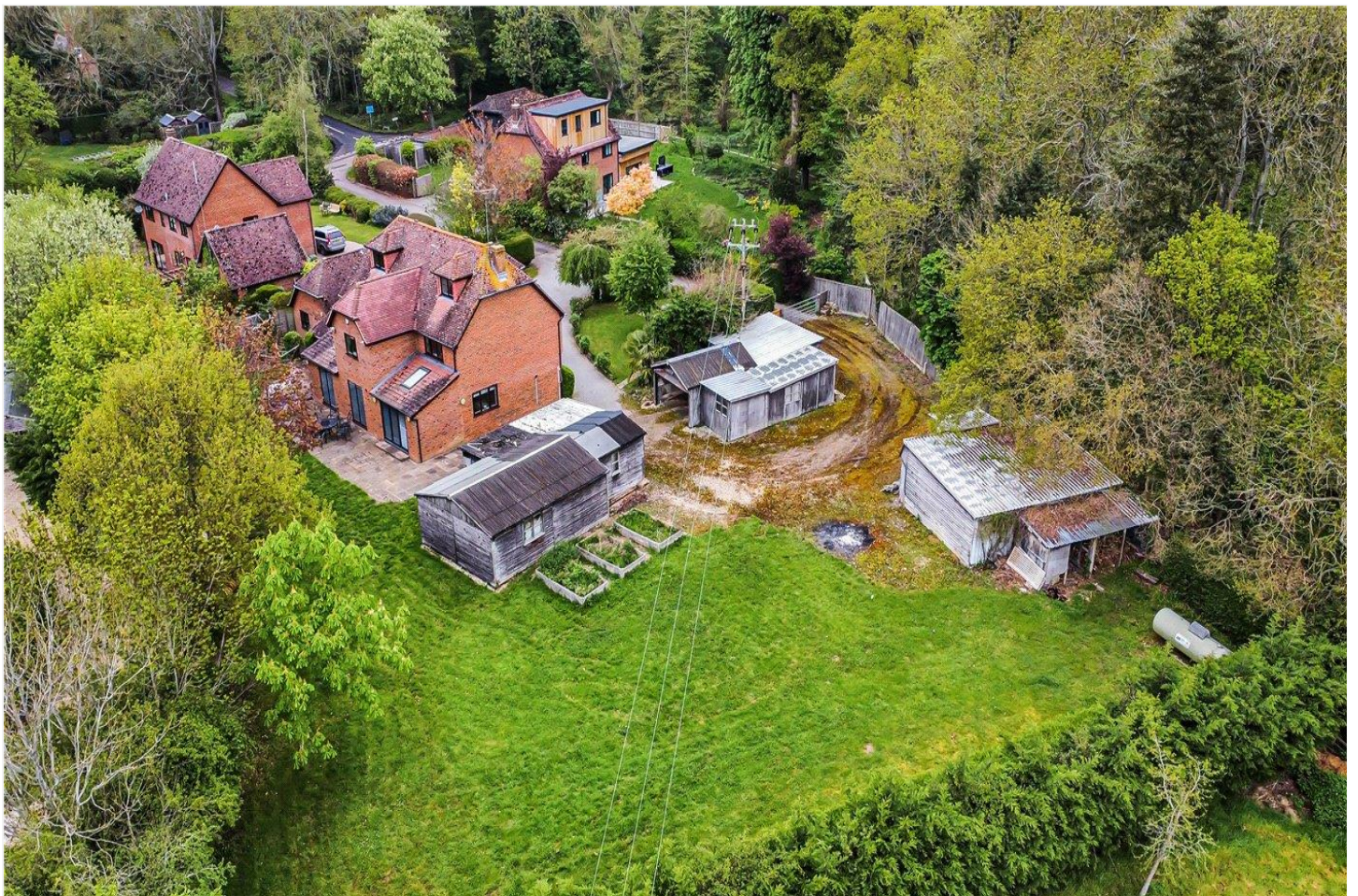
The property is approached via a five-bar gate which leads you into a large sweeping driveway, offering parking for ten to twelve cars. Internally the impressive well-appointed accommodation comprises entrance porch, entrance hall, cloakroom, sitting room with wood burning stove, study, wonderful re-fitted open plan kitchen/dining/family room with central island/breakfast bar with granite work surfaces, twin sinks, porcelain tiled floor, vertical column radiators and concertina doors leading out to the rear garden. In addition to this there are two utility rooms and a good sized double garage to the ground floor. To the first floor there are four good sized double bedrooms which are complemented by a family bathroom, with the master bedroom having its own en-suite. There is a turning staircase from the first floor landing which leads you up to the second floor loft conversion where you find two further double bedrooms which are complemented by a re-fitted shower room.

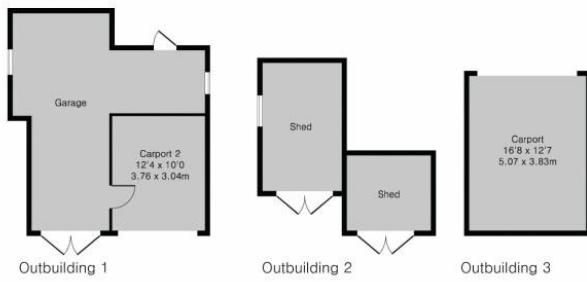
To the rear of the property there is a full width terraced patio area ideal for entertaining, outside lighting and power points, with the main part being laid to lawn with mature hedging and shrub tree borders. The commercial land to the side has three outbuildings/sheds. All in all a truly wonderful home that has been thoughtfully extended and superbly cared for by the current owners and offering a unique opportunity for those that might require commercial storage.

## AT A GLANCE

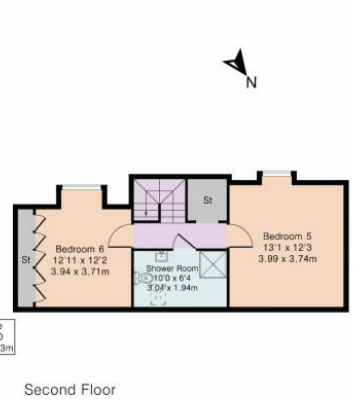
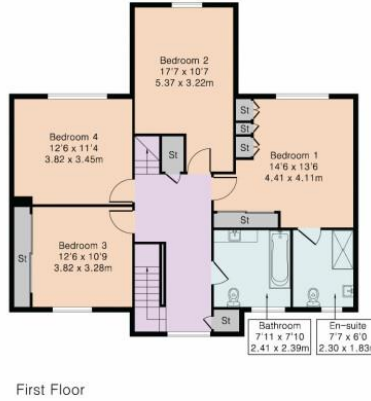
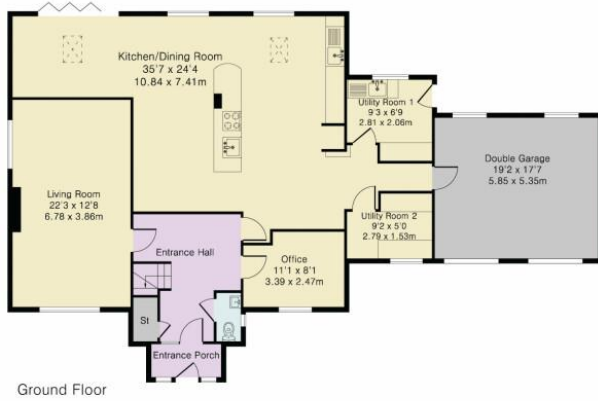
- Idyllic Rural Setting
- Secluded Corner Plot
- Commercial Storage
- Six Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Diner/Family Room
- Two Further Reception Rooms
- 0.6 Of An Acre
- Double Garage & Extensive Driveway







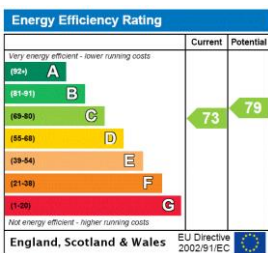
Approximate Gross Internal Area 3021 sq ft – 281 sq m  
 Ground Floor Area 1631 sq ft – 152 sq m  
 First Floor Area 946 sq ft – 88 sq m  
 Second Floor Area 444 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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