



Winkworth

GLASSPOOLS FARM, PART LANE, RISELEY, READING, BERKSHIRE, RG7 1RU

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Glasspools Farm, Part Lane, Riseley, Reading, Berkshire, RG7 1RU Freehold

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Welcome to Glasspool Farm, an exceptional five/six-bedroom detached residence set in the heart of the picturesque village of Riseley. Enviably positioned on a generous rural plot, this impressive family home combines striking contemporary design with versatile living spaces, offering a tranquil lifestyle with every modern comfort.

Approached via a spacious driveway with a triple garage and ample parking, the property exudes presence and elegance from the outset. Step inside to discover a beautifully curated interior, thoughtfully designed to support both relaxed family life and effortless entertaining.

At the heart of the home lies the open-plan family kitchen and reception room, a true centrepiece that seamlessly blends style and function. With sleek finishes, ample workspace, and a sociable layout, it flows effortlessly into the spacious family/reception area, where bi-fold doors open directly onto the patio and rear garden - perfect for indoor-outdoor living, whether you're hosting summer barbecues or enjoying quiet evenings overlooking the countryside.

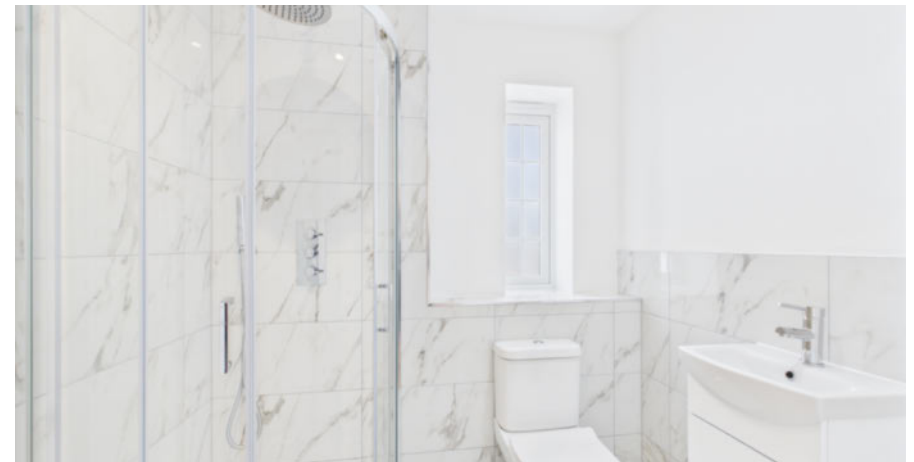
The living room offers a more intimate space, featuring a contemporary TV entertainment wall, while a separate study provides a peaceful environment for home working. A versatile sixth bedroom, currently arranged as an annex, adds further flexibility - ideal for extended family or guests. The laundry room and cloakroom complete the ground floor.

Upstairs, the principal bedroom suite provides a private retreat, complete with a walk-in wardrobe and elegant en-suite bathroom. four additional well-proportioned

bedrooms and four stylish bathrooms ensure comfort and space for every member of the household.

Outside, the expansive rear garden offers a sense of peace and privacy rarely found - a perfect setting for family play, gardening, or simply relaxing in the fresh country air. The plot provides further potential for outbuildings, a garden room, or leisure spaces, subject to planning.

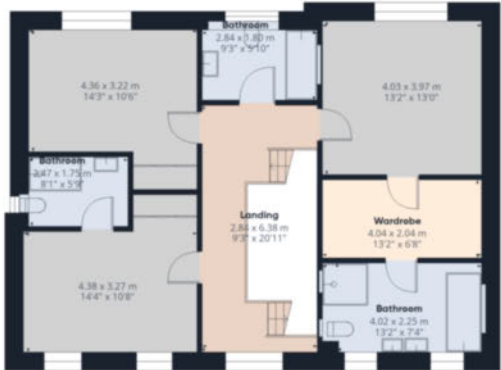
Blending the best of contemporary living with the charm of a village setting, Glasspool Farm is a rare and captivating home - designed to adapt with your family and enhance your lifestyle for years to come.



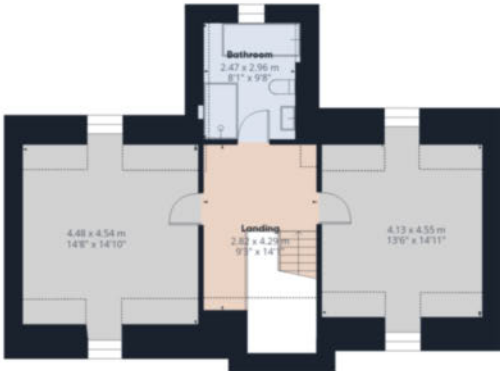
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area^m

359.6 m²
3871 ft²

Reduced headroom

9.2 m²
99 ft²

(1) Excluding balconies and terraces

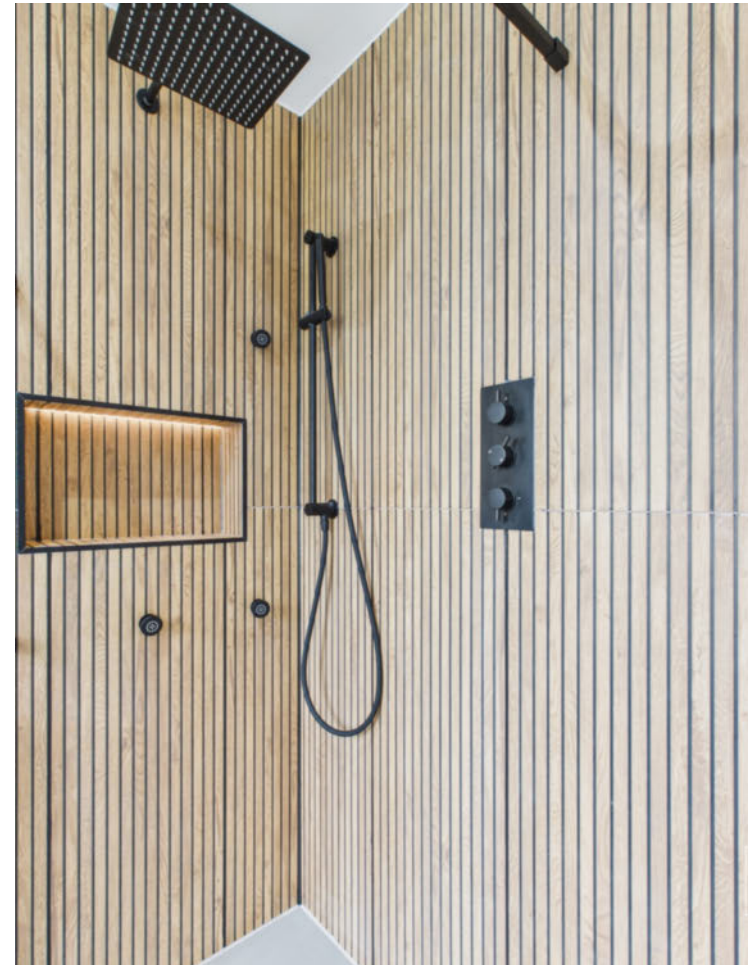
Reduced headroom

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.

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LOCATION

Riseley is a charming and historic village located just south of Reading, in the Berkshire countryside near the Hampshire border. With its leafy lanes, period properties, and strong village atmosphere, Riseley offers an ideal balance of rural tranquillity and commuter convenience. It's a popular choice for families and professionals seeking peaceful surroundings while staying within easy reach of major hubs like Reading, Basingstoke, and London via the nearby A33 and M4.

The village itself boasts a strong community spirit, centred around local landmarks like ****The Bull at Riseley**** pub and the ****Riseley Village Tea Room****, both of which host regular events and bring residents together. There's also a Memorial Hall, home to local clubs, charity markets, and social gatherings. While Riseley is a small settlement, essential amenities are found nearby in Swallowfield, Spencers Wood, and Wellington Country Park - which also provides fantastic outdoor facilities for families.

Housing in Riseley is predominantly made up of attractive period cottages, detached family homes, and a scattering of newer builds, making it an appealing mix for buyers and renters alike. The surrounding countryside offers scenic walking and cycling routes, including the historic Devil's Highway (a Roman road), and the village is moments from Wellington Farm Shop and Hortus Loci – both known for quality local produce and gardening.

With its peaceful setting, beautiful landscapes, and quick access to Reading, Riseley is a hidden gem for those seeking village life without isolation. It's a place where community, heritage, and quality of life come together - perfect for anyone looking to settle into the Berkshire countryside.



Winkworth Reading

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