



25 Thornbers Way, Charvil, Reading, Berkshire, RG10 9DW OIEO £950,000

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Opportunity, space and future potential rarely come together quite like this.

Located at the end of a quiet cul-de-sac and occupying an exceptionally generous plot within one of the area's most established residential settings, 25 Thornbers Way is a beautifully proportioned five-bedroom detached home offering space, privacy and exciting potential for the future.

Perfectly suited to growing families, the property provides generous accommodation with plenty of room to enjoy today, together with the opportunity to extend or reconfigure the existing house as family needs evolve, subject to the necessary planning permissions.

The ground floor has been thoughtfully arranged for modern family life, with two spacious reception rooms comprising an elegant living room and a separate dining room. These are complemented by a well-appointed kitchen, adjoining utility room and downstairs cloakroom.

Upstairs, five well-proportioned bedrooms provide excellent family accommodation. The principal bedroom benefits from its own dressing area and en-suite bathroom, creating a private retreat, while the remaining bedrooms are served by a modern family bathroom.

Outside is where the property truly stands apart. The substantial plot offers an exceptional degree of privacy and an abundance of outdoor space—perfect for children to play, kick a football, entertain friends and family or simply enjoy the peaceful surroundings.

The generous grounds also provide exciting scope to enlarge the existing house, creating further living or bedroom accommodation tailored to the needs of a growing family, subject to the appropriate planning consent. Homes combining this amount of internal space, such a large garden and genuine future potential are increasingly difficult to find.

KEY FEATURES

- Five-bedroom detached family home.
- Two generous reception rooms.
- Kitchen with separate utility room.
- Downstairs cloakroom.
- Principal bedroom with dressing area and en-suite bathroom.
- Large established plot with excellent privacy.
- Significant scope to extend the existing property (subject to planning).
- Ideal for families seeking long-term flexibility.
- Conveniently positioned for local amenities, schools and transport links.
- Easy walking distance to Twyford Train Station and commuter links to London and Reading via Elizabeth line and GWR.

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MATERIAL INFO

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

161.8 m²1741 ft²1 m²11 ft²

Reduced headroom

Below 1.5 m/5 ft

GIRAFFE 360

The floor plan for the second floor includes the following rooms and dimensions:

- Bedroom (Top Left):** 3.41 x 2.43 m (11'2" x 7'11")
- Bedroom (Top Center):** 3.95 x 2.45 m (12'11" x 8'0")
- Bedroom (Top Right):** 3.36 x 3.44 m (11'0" x 11'3")
- Bedroom (Middle Left):** 2.49 x 1.65 m (8'1" x 5'4")
- Landing (Center):** 4.93 x 1.99 m (16'2" x 6'2")
- Bathroom (Bottom Left):** 2.45 x 2.46 m (8'1" x 8'0")
- Bathroom (Bottom Center):** 2.57 x 2.20 m (8'5" x 7'2")
- Bedroom (Bottom Right):** 3.79 x 4.00 m (12'5" x 13'1")
- Dressing Area (Bottom Center):** 1.32 x 0.88 m (4'4" x 2'10")

Floor 1



<https://www.winkworth.co.uk/sale/property/REA260668>

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