



VICTORIA ROAD, MORTIMER, BERKSHIRE, RG7 3SG
GUIDE PRICE **£1,000,000** FREEHOLD

ELEGANT FIVE-BEDROOM DETACHED HOME IN SOUGHT-AFTER VILLAGE LOCATION

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DESCRIPTION:

Set behind private five-bar gates in the heart of a popular village, this beautifully presented detached property offers over 2,500 sq ft of versatile living space, perfect for growing families or those seeking multi-generational living. With three generous ground-floor bedrooms (two en-suite), including a luxurious principal suite with freestanding bath and dressing area, the home blends comfort and style throughout.

At the rear, a superb open-plan living area includes a contemporary lounge with media wall and bi-fold doors, a high-spec fitted kitchen with granite island and Baumatic appliances, and a bright dining area with garden access—ideal for both everyday living and entertaining.

Upstairs, two further double bedrooms share a stylish Jack-and-Jill bathroom, while outside, the landscaped rear garden offers a generous lawn, sandstone patio, and mature planting. Additional features include a utility room, cloakroom, ample driveway parking, and a double garage with electric doors, currently used as a home gym.

All within walking distance of village shops, cafés, pubs, and Mortimer Park—this is luxurious village living at its best.

AT A GLANCE

- Spacious five-bedroom detached family home in a sought-after village location
- Private setting behind five-bar gates
- 3 ground-floor bedrooms, 2 with en-suites
- Luxurious principal suite with dressing area, freestanding bath, and separate shower
- Stunning open-plan living area with bi-fold doors to landscaped garden
- High-spec kitchen with granite island, Baumatic appliances, and formal dining area
- Beautifully landscaped rear garden with sandstone patio and mature borders
- Integral double garage with electric doors, currently used as a home gym

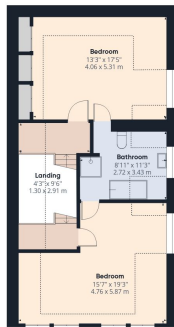








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

2871 ft²
266.9 m²

Reduced headroom

225 ft²
20.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: D

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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