



**4 AUSTEN GROVE, ARBORFIELD GREEN, READING, BERKSHIRE, RG2 9UP**  
**£735,000 FREEHOLD**

THIS STUNNING FOUR-BEDROOM DETACHED HOME BY REDROW HOMES, PART OF THEIR HERITAGE COLLECTION, SITS IN A PRIME SPOT WITHIN THE SOUGHT-AFTER ARBORFIELD GREEN DEVELOPMENT. DESIGNED FOR MODERN FAMILY LIVING, IT FEATURES SPACIOUS INTERIORS, A STYLISH OPEN-PLAN KITCHEN AND FAMILY AREA WITH BI-FOLD DOORS TO A LANDSCAPED GARDEN, AND A LUXURIOUS PRINCIPAL SUITE WITHIN CLOSE PROXIMITY TO BOHUNT SECONDARY SCHOOL.

**Winkworth**

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## DESCRIPTION:

Built by Redrow Homes as part of their heritage collection and set in a prime position within the prestigious Arborfield Green development, this beautifully presented four-bedroom detached family home perfectly combines modern luxury with everyday practicality.

The layout is ideal for modern family living: spacious, versatile, and cleverly designed to balance privacy with connection. Generous rooms allow everyone their own space, while open areas bring the family together with ease and comfort.

Step inside and you're welcomed by an lovely hallway with room to remove your shoes and coats. To the right lies the cosy living room, a perfect retreat to relax and unwind. At the end of the hallway, you'll find the heart of the home: a magnificent open-plan kitchen, dining, and family area presented to an exceptional standard. Bi-fold doors open seamlessly to the well-manicured garden, creating a wonderful indoor-outdoor flow. A practical utility room (with separate sink) and a downstairs WC complete this level.

Upstairs mirrors the sense of space and comfort found below with four generous bedrooms and the family bathroom. The principal bedroom benefits from a modern en-suite and a dressing area. Bedroom 4 has been tastefully redesigned into a dressing room but could equally be used as an office for those needing to work from home.

Outside, the part walled garden has been beautifully designed for both relaxation and play. It features a level lawn, shrub beds and a large decking area. Side access leads to a tandem driveway for two vehicles and a generously sized garage.

The location is simply delightful, peaceful and family-friendly, with safe spaces for children to play and an abundance of green surroundings. Arborfield Green offers excellent connections to Wokingham and Reading and falls within catchment for highly regarded schools, including Bohunt. There are also plenty of scenic walks and local amenities close by with the Local Sainsbury's recently opening.

## AT A GLANCE

- Redrow four bedroom detached family home
- Built in 2020
- Situated on the prestigious Arborfield Green development
- Close proximity to Bohunt School
- Open plan family/dining room and Kitchen
- Separate Living room
- Bi-fold doors to the garden
- Driveway parking for 2 cars & a garage
- Master suite with dressing area and ensuite
- Ultrafast Broadband 1800Mbps
- Satellite/Fibre TV available with BT, Sky & Virgin

**Tenure:** Freehold

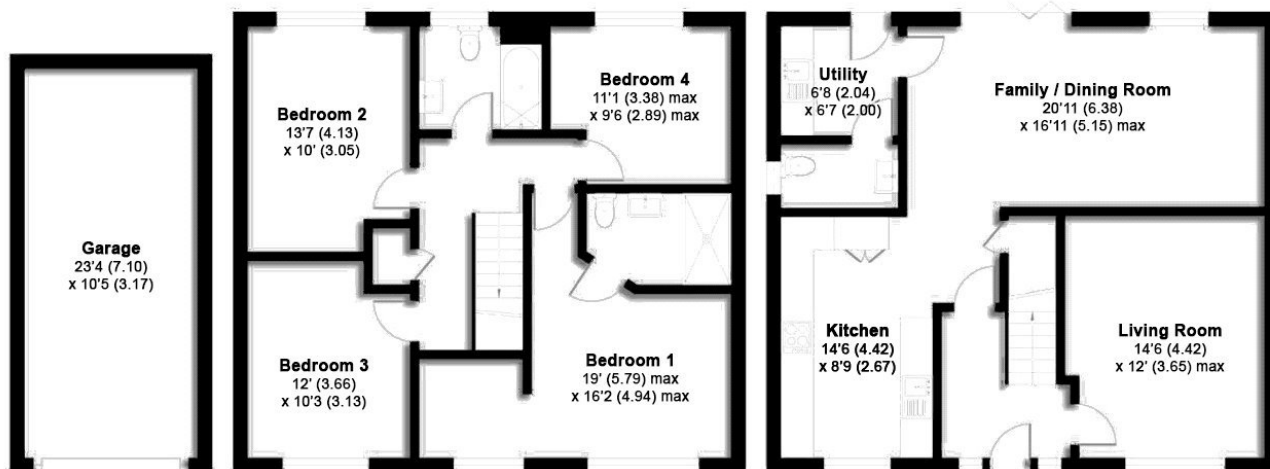
**Service Charge:** £524.66 per annum

**Council Tax Band:** F

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.







## Austen Grove, Arborfield Green, Reading, RG2

Approximate Area = 1496 sq ft / 138.9 sq m

Garage = 242 sq ft / 22.4 sq m

Total = 1738 sq ft / 161.3 sq m

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             |         | 93 A      |
| 81-91 | B             | 85 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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