



WEBBS LANE, READING, BERKSHIRE, RG7
£1,150,000 FREEHOLD

FIVE BEDROOM DETACHED HOUSE ON SUBSTANTIAL PLOT IN BEENHAM

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DESCRIPTION:

Situated in the highly sought-after village of Beenham, this remarkable property is set on a substantial plot offering breathtaking views. The ground floor comprises a generous living room, family room, study, dining room, kitchen leading to a breakfast/sunroom, laundry room, and cloakroom. Upstairs, there are five well-proportioned bedrooms, including a master bedroom with an ensuite and dressing area, as well as a family bathroom. The property boasts a driveway, a double garage with the potential to be converted into an annex, and ample parking for multiple vehicles. The expansive garden provides a tranquil retreat with picturesque views. With the possibility to extend, this property presents the opportunity to create a bespoke and spacious family home in this desirable location. Explore the endless potential of this property by arranging a viewing with us today.

AT A GLANCE

- Five Bedroom Detached House
- Very Large Plot With Potential To Extend (STP)
- Double Garage With Potential To Annex
- Sought After Village Location
- Impressive Grounds With Far Reaching Views
- Two Bathrooms and Ground Floor Cloakroom
- Kitchen And Breakfast /Sunroom
- Large Driveway With Parking For Multiple Vehicles







Approximate total area⁽¹⁾
2485.29 ft²
230.89 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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

Tenure: Freehold

Council Tax Band: G

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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