



Brookers Hill, Shinfield, Reading, Berkshire, RG2 9BX

Guide Price £800,000 *Freehold*



COMING SOON - The Grove. A Collection of Just 6 Bespoke Family Homes in Shinfield Village

Due for Release Early 2026 - The Grove is a collection of 6 bespoke homes in established village of Shinfield just 4 miles from central Reading and 6 miles from Wokingham. The village has an excellent selection of amenities, including two primary schools, three pubs, a garden centre, shops and there are some excellent additional schools within easy reach. There are also great transport links with buses running into both Reading and Wokingham and the M4 at Junction 11 is also close by. The development is set in a quiet no through road and comprises 6 individual homes built to the highest specification. Each property has been individually designed and includes, bespoke shaker-style kitchens with traditional character, featuring soft-close doors and drawers with subtle under-cabinet lighting. Luxury quartz worktops with matching upstands and full-height quartz splashback behind the hobs. Striking waterfall-edged breakfast bars feature in selected homes, a high spec. selection of fully integrated appliances, including ovens, hobs, extractors, microwaves, dishwashers and fridge-freezers. The elegant bathrooms and en-suites are all fully tiled and feature, contemporary white sanitaryware complemented by wall-hung basins with sleek vanity storage, chrome and brushed brass fittings paired with thermostatically controlled showers and baths. There are 3 detached 4 bedroom, 3 bathroom homes, a three bedroom, 2 bathroom detached home and a pair of 3 bedroom, 2 bathroom homes. These contemporary homes are ideally located for family living. Register your interest with Winkworth Estate Agents who will provide further details and will notify you of upcoming launch events.

KEY FEATURES

- Register Your Interest For These Superb New Homes
- Launching Early 2026
- 6 New Bespoke Family Homes
- 10 Year Builders Warranty
- 3 Bedroom Semi-Detached and 4 Bedroom Detached
- Rooftop Solar Panels Fitted
- Energy Efficient Underfloor Heating on Ground Floor
- Contemporary Fitted Kitchen With High Spec. Fittings and Quartz Worktops



Reading

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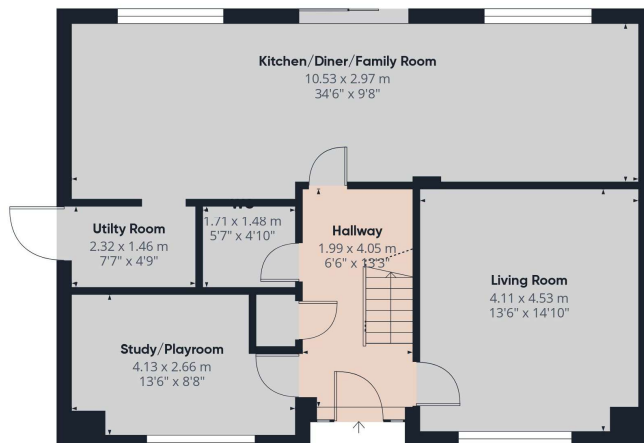
for every step...



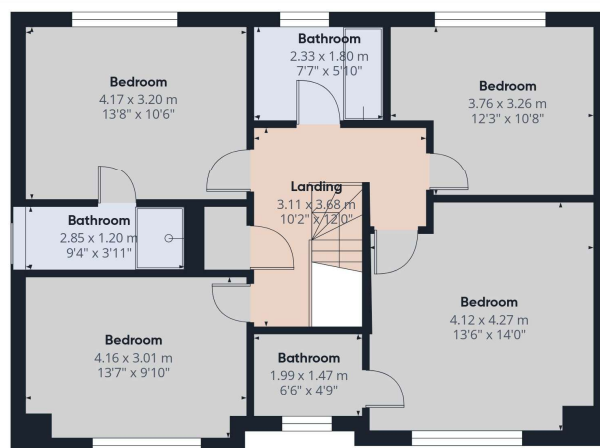


MATERIAL INFO

Tenure: Freehold
Council Tax Band: To be confirmed
EPC rating: To be confirmed



Ground Floor



Floor 1

Approximate total area⁽¹⁾151.8 m²1634 ft²**Reduced headroom**1.2 m²13 ft²

(1) Excluding balconies and terraces

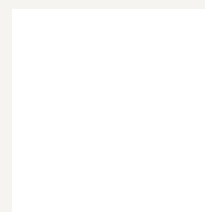
Reduced headroom

..... 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.

GIRAFFE360

For more information, scan the QR code or visit the link below


<https://www.winkworth.co.uk/sale/property/REA251017>

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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