



Winkworth

for every step...

## Goodboys Lane, Grazeley Green, Reading, Berkshire, RG7

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Offers in Excess of £650,000 *Freehold*

Four-bedroom detached home offers generous and versatile accommodation ideal for modern family living

Westerley – Enjoying far-reaching views over open fields and countryside, this well-presented four-bedroom detached home offers generous and versatile accommodation ideal for modern family living. Set in a delightful non-estate location, the property is approached via a private driveway providing parking for several vehicles and access to a double garage.

The ground floor welcomes you with an inviting entrance hall giving access to a cloakroom and a spacious living room, which enjoys a wonderfully private rear aspect. From the lounge, two connected conservatories create exceptional additional living space—one arranged as a comfortable sitting area, the other featuring a luxurious sunken hot tub, offering the perfect spot for year-round relaxation.

A separate dining room provides an excellent setting for family meals and entertaining, while the kitchen, with its front aspect, leads through to a substantial utility room ideal for families, pet owners, and everyday practicality, with direct access to the garden.

Upstairs, the principal bedroom benefits from its own ensuite shower room. Three further well-proportioned bedrooms and a family bathroom complete the first-floor accommodation, ensuring ample space for family life or visiting guests.

Outside, the low-maintenance rear garden offers a peaceful and practical outdoor space, featuring a generous paved patio, established planting, and a deep pond. The current sellers are happy to either leave the pond in situ or have it filled in to suit the needs of the new owners.

### KEY FEATURES

- Four-bedroom detached family home in a peaceful rural setting.
- Attractive non-estate position with open countryside views.
- Generous driveway parking and double garage.
- Versatile ground-floor living with two conservatories.
- Private, low-maintenance rear garden with optional pond.
- Spacious bedrooms including principal with ensuite.
- Excellent access to M4, Reading and Mortimer Station.
- Close to well-regarded local schools and village amenities.

Reading

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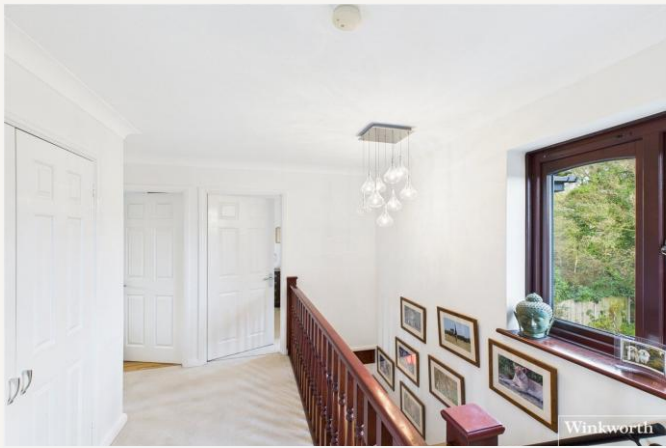
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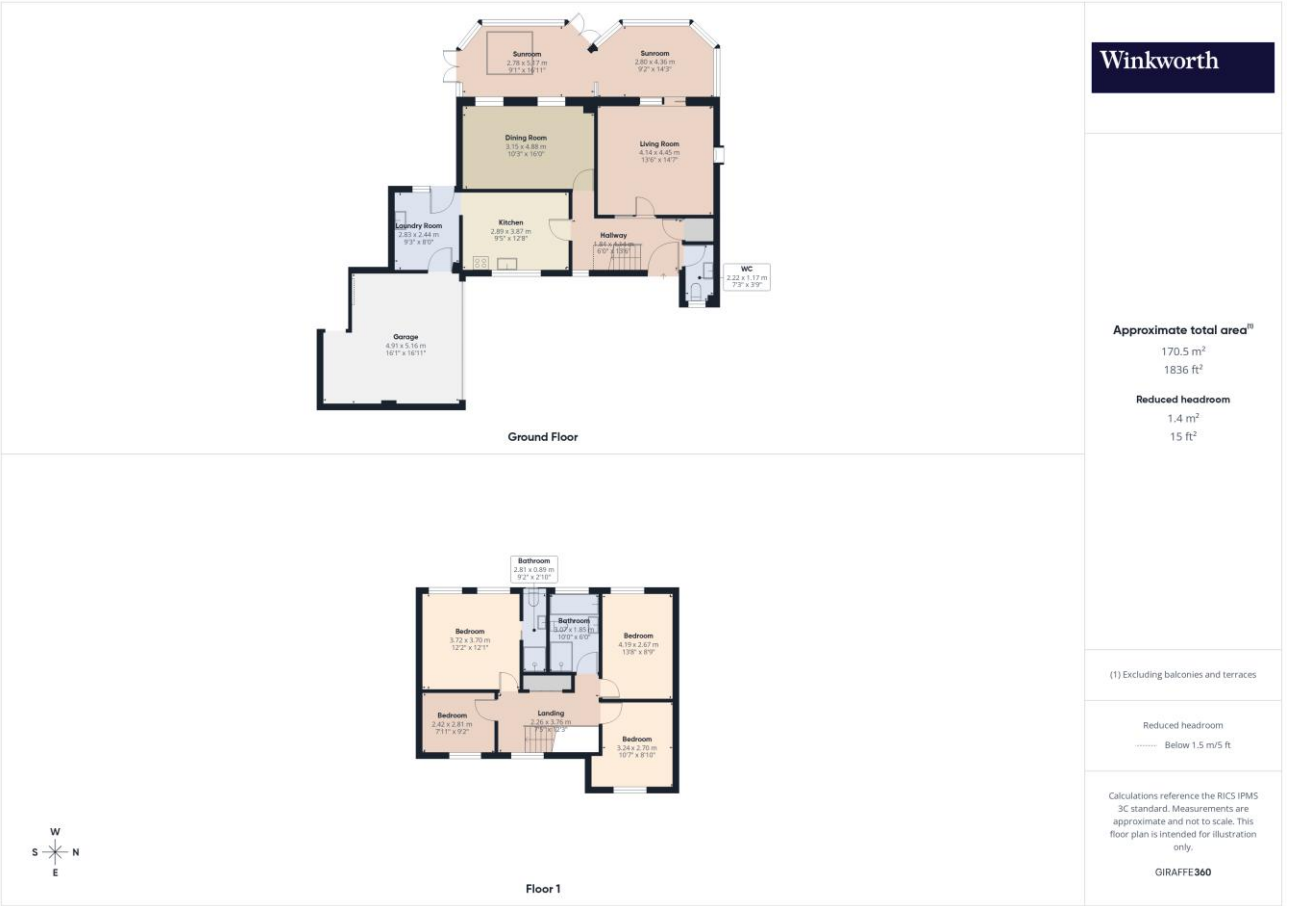


## MATERIAL INFO

**Tenure:** Freehold

**Council Tax Band:** F

**EPC rating:** To be confirmed



<https://www.winkworth.co.uk/sale/property/REA251137>

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.