



**BIRCH LANE, MORTIMER, BERKSHIRE, RG7 3UB**  
**GUIDE PRICE £875,000 FREEHOLD**

**A SPACIOUS 5 BEDROOM, 4 BATHROOM  
 DETACHED FAMILY HOME IN THIS QUIET  
 YET WELL CONNECTED VILLAGE SETTING**

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#### DESCRIPTION:

Set behind a set of five bar gates in a private lane, Maclaren house is a spacious 5 bedroom detached family home offering over 2600sq. ft (244sq. mt.) of flexible living accommodation. Set in the sought after village of Mortimer the property is set over three floors making it ideal for a family. On the ground floor there is an office/playroom, kitchen/breakfast room with a range of integrated appliances, granite work surfaces and an island with an induction hob. There is a spacious I-shaped lounge/diner, WC and a utility room. To the rear of the house there is a landscaped low maintenance garden. On the first floor there are four double bedrooms, the master with built in wardrobes and an en-suite bathroom with bath and separate shower enclosure. A family bathroom completes the first floor. On the top floor there is a further bedroom which is split into two distinct living spaces, one ideal as a sleeping area and the other a study space or dressing room and there is a contemporary en-suite shower room. This flexible space would be ideal for teenage children or a parents haven at the top of the house.

This superb homes boasts an abundance of features including air conditioning on the upper floors, 4 zone underfloor heating on the ground floor, a water softener, a NACOSS approved alarm system, Watervue 23" built in TV's and integrated stereo ceiling mounted speakers and amplifiers running Android TV in both the family bathroom and main en-suite and a Google Nest central heating control system. The property benefits from ample driveway parking and an integral garage with electric up and over doors. This superb home would suit a growing family and is set in a quiet village location yet is well connected offer great access into Reading, Newbury and London.

#### AT A GLANCE

- 5 Bedroom Detached House
- Sought After Village Location
- Flexible Living Accommodation Over 3 Floors
- Air Conditioning On Upper Floors
- 4 Zone Underfloor Heating on the Ground Floor
- Watervue Built in TVs in Family and Main En-suite Bathroom
- Water Softener
- NACOSS Approved Alarm System
- Low Maintenance Rear Garden



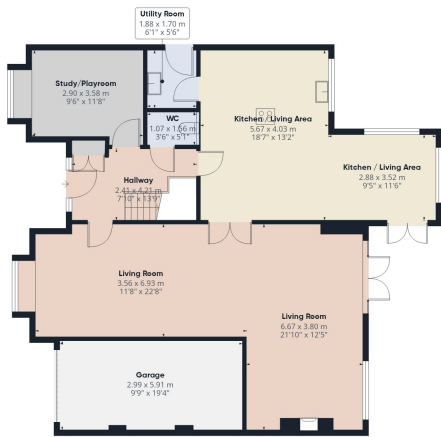




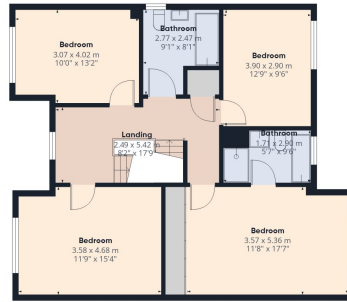




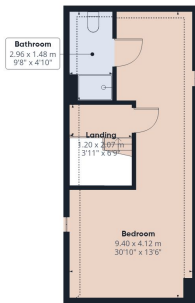




Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

244.6 m<sup>2</sup>  
2632 ft<sup>2</sup>

Reduced headroom

5.7 m<sup>2</sup>  
62 ft<sup>2</sup>

(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

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.

Tenure: Freehold

Council Tax Band: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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