



WOKINGHAM ROAD, READING, BERKSHIRE, RG6 7EL
£975,000 FREEHOLD

AN EXCEPTIONAL FIVE-BEDROOM DETACHED RESIDENCE BUILT IN 2017

Reading | 0118 4022 300 | reading@winkworth.co.uk

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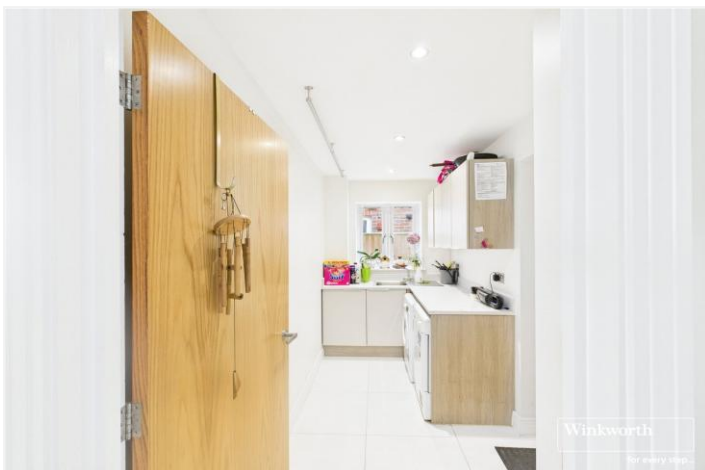


DESCRIPTION:

Welcome to 411 Wokingham Road, an exceptional five-bedroom detached residence built in 2017 by renowned local developers Winver Homes. One of an exclusive pair of traditionally constructed homes, this impressive property combines timeless architecture with high-spec contemporary living, all set within a private and well-connected location. Behind its smart frontage, complete with ample driveway parking and a large integral garage, the home reveals almost 3,000 sq ft of beautifully designed accommodation — perfect for modern family life. Every detail reflects the trademark quality of a Winver build, from the generous proportions to the elegant finishes throughout. The heart of the home is the striking kitchen/family room, a light-filled space that opens directly onto the landscaped rear garden — ideal for both relaxed family time and entertaining guests. This central hub is complemented by three additional reception rooms, offering flexibility for formal dining, a playroom, home office, or quiet snug. The welcoming entrance hall sets the tone, leading to a cloakroom, utility room, and the rest of the expansive ground floor. Upstairs, the luxurious principal suite features a dressing room and beautifully appointed en-suite, while four further double bedrooms are served by three additional bathrooms, offering space, comfort, and privacy across the top floor. The landscaped rear garden is a calm and private space, perfect for outdoor living with a paved terrace, mature planting, and level lawn — ideal for children, pets, and summer entertaining alike. Further benefits include two years remaining on the NHBC warranty, gas central heating, and high-spec double glazing, giving peace of mind along with the charm and comfort of a bespoke, recently built home. This is a rare opportunity to acquire a substantial, high-quality home in a prime position on the Wokingham Road — where space, style, and craftsmanship come together in perfect harmony.

AT A GLANCE

- Built in 2017 by Winver Homes — one of just two high-spec, traditional homes.
- Nearly 3,000 sq ft of flexible, modern living space.
- Striking kitchen/family room with direct garden access.
- Four reception rooms for dining, family, office, or playroom use.
- Five spacious double bedrooms, including luxury main suite.
- Four well-appointed bathrooms across both floors.
- Enclosed rear garden with patio, lawn, and planting.
- Ample driveway parking plus garage.









Floor 1



Floor 2



Floor 3

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Approximate total area⁽¹⁾
2367 ft²
220 m²

Reduced headroom
46 ft²
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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	86 B	90 B
69-80	C		
55-68	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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