



**SHEPHERDS LANE, READING, BERKSHIRE, RG4 7JL**  
**£1,500,000 FREEHOLD**

**A SUBSTANTIAL FAMILY HOME ON A LARGE PLOT  
 WITH TWO ANNEXES IN A SOUGHT-AFTER ROAD  
 BACKING ON TO MAPLEDURHAM GOLF COURSE**

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## DESCRIPTION:

Everything about this family home is spacious and it comes complete with a detached annex as well as a second annex joined to the main house with total living accommodation measuring over 4300sq. ft. (400sq. mtrs.). This extensive home is set in a quiet sought after residential location backing on to Mapledurham Golf Club on the edge of South Oxfordshire countryside and just 2.5 miles from Reading Station. In total the property boasts seven bedrooms, with five in the main house and one in each annex. The main house is entered via an entrance hall which gives access into an L-shaped formal dining room/family room to the front of the house, a large wc, breakfast room and fitted kitchen with access to the back garden and a utility room. The main living area is to the rear of the house and is set around a central wood burning stove and chimney offering spacious and flexible living accommodation overlooking the extensive gardens. The first floor has a bright landing with a skylight and gives access to four spacious bedrooms, a lovely family bathroom and the joined annex via a set of double doors. The master bedroom suite has built in wardrobes and an en-suite bathroom. The internal annex's living accommodation is all on the first floor and can be entered via it's on front door and a set of stairs at the side of the house as well as the first floor landing and comprises a living room, kitchen and a bedroom with en-suite shower room. The detached two storey annex is fully self-contained, finished to a contemporary standard and can be accessed from the side of the house as well as the gardens. There is an open plan living space, modern fitted kitchen, bathroom and utility room on the ground floor with access to a private patio garden and a large first floor bedroom. The garden backs on to the golf course and measures approximately 150ft. in length with lawn, patio areas and a kitchen garden to the rear and a purpose built summer house/office with power and lighting. The front of plot has a five bar gate and there is driveway parking for several cars and a garage.

This superb property would suit an extended family, family with staff requiring accommodation or give the owners potential to generate a rental income from the annex/s

## AT A GLANCE

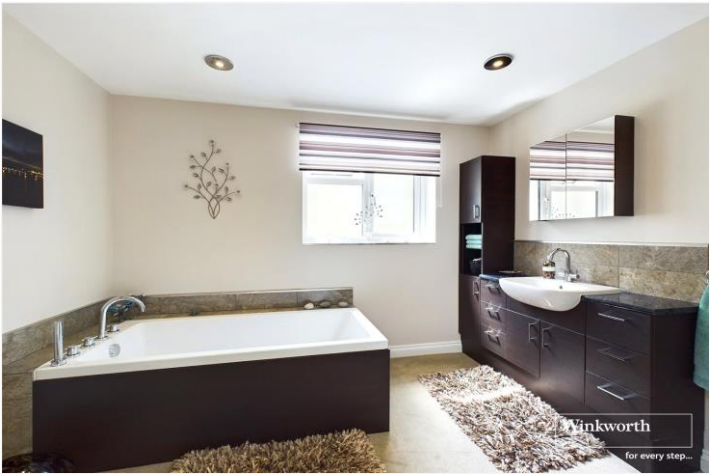
- A Substantial Family Home of Over 4000sq. ft. (400Sq. M.)
- Large Plot in a Quiet Sought After Location
- 7 Bedrooms and 4 Reception Rooms
- 4 Bathrooms
- Detached One Bedroom Annex
- Second Annex Linked to the Main House
- Parking for Several Cars Plus Garage
- Large Gardens Backing on to Golf Course
- Office/Summer House





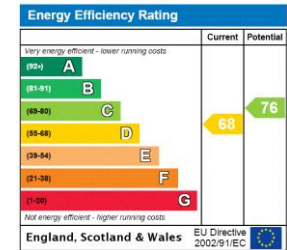






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|--|--|---|---|
|  <p>Ground Floor Building 1</p> |  <p>Floor 1 Building 1</p>      |  <p>Ground Floor Building 2</p> | <p><b>Approximate total area<sup>(1)</sup></b></p> <p>4339.79 ft<sup>2</sup><br/>403.18 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>134.50 ft<sup>2</sup><br/>12.50 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE 360</b></p> |
|  <p>Floor 1 Building 2</p>      |  <p>Ground Floor Building 3</p> |   |   |
|  |  |   |   |

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.



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