



6 ST. LEGER'S WAY, RISELEY, READING, HAMPSHIRE, RG7 1GH  
**£730,000 FREEHOLD**

**A SOUGHT AFTER 4 BEDROOM DETACHED HOME  
 ON THE BERKSHIRE/HAMPSHIRE BORDERS.**

**Winkworth**

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#### DESCRIPTION:

This immaculate detached family home occupies a desirable setting on Dukes Meadow with an outlook to a wooded copse. Accommodation comprises reception hall, cloakroom, dual aspect living room, open plan triple aspect 'L' shaped kitchen/dining/family room, four genuine double bedrooms, two with luxury en suite facilities and built in wardrobes and a further well appointed family bathroom.

To the front of the property is an open plan garden with driveway parking leading to the integral garage. To the rear is a private enclosed garden with brick retaining wall and upgraded stone patio area with lawn beyond.

Duke Meadow is located adjacent to the Duke of Wellington's estate in Riseley, a much sought after village located about 8 miles South of Reading with Hampshire and within easy reach of Wellington Country Park and The Bull country pub. For the commuter the M4 junction 11, whilst the M3 at Hook. There are railway stations at Hook, Fleet and Mortimer with services into London Waterloo and Paddington and within 20 minutes to Basingstoke and Newbury.

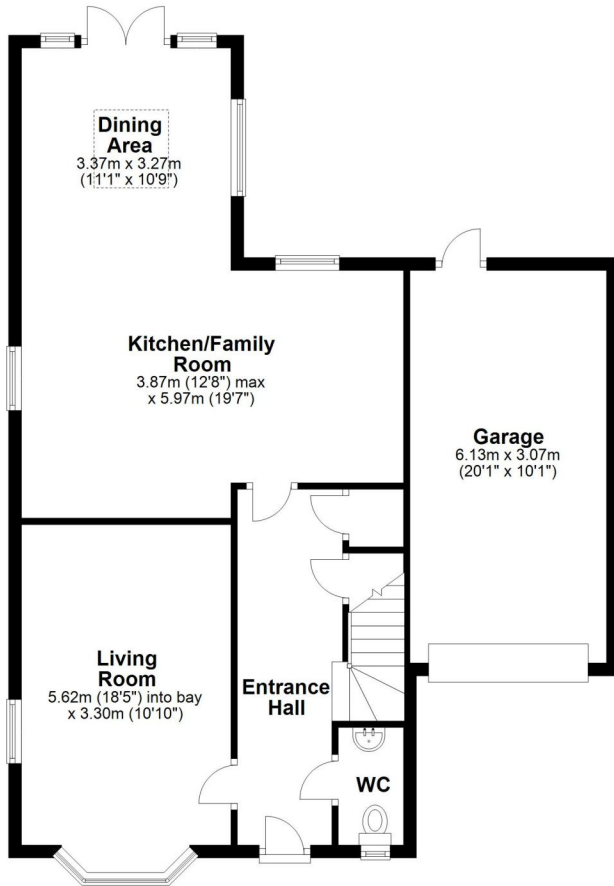
#### AT A GLANCE

- Sought after Hampshire Village location
- Immaculate order throughout
- 4 Bedrooms
- 3 Bathrooms
- Council tax band F Hampshire
- Ultra fast Broadband 1000 Mbps
- Satellite / Fibre TV BT & Sky
- Annual service charge circa £440
- Calor gas individually metered for the development
- Mobile Coverage Vodafone, Three & O2

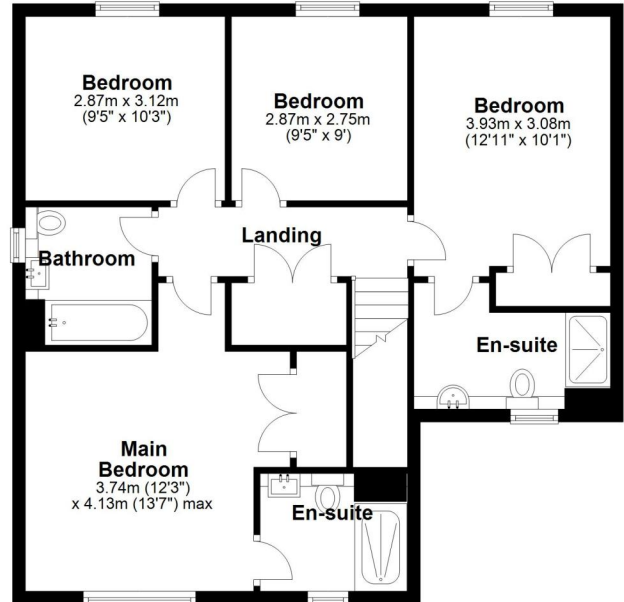




## Ground Floor



## First Floor



This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.

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.

Energy Efficiency Rating	
Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
A	86
B	76
C	
D	
E	
F	
G	
England, Scotland & Wales EU Directive 2002/91/EC	

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