

4 Beckingham Place
Spencers Wood, Reading



4 Beckingham Place, Spencers Wood, Reading, RG7 1SA

The Property

This beautiful 3-bedroom, 2-bathroom home is located within a private and secure gated development of only 6 homes in the desirable village of Spencers Wood.

The property is accessed through electric gates at the front of the small development and is located at the end of a long landscaped driveway. There is residents parking and visitors' spaces and well-tended gardens.

Ground Floor

From the entrance hall you have the cloakroom, front aspect living room with bay window and feature fireplace.

The heart of the home is the beautifully fitted kitchen with a range of integrated appliances which flows through into the dining and family room complete with part vaulted ceiling and large windows flooding the area with light.

There are double doors opening into the private gardens which is one of the outstanding features of this home.

First Floor

To the first floor the main bedroom has a front aspect with bay window, built in wardrobes and en suite shower room. There are two further bedrooms and family bathroom.

Outside

Outside to the front is a small open plan garden with gated side access and to the rear is the private, enclosed garden which has been landscaped offering several places to sit out and enjoy the surroundings with a range of mature planting.

There is also a summer house and shed.

Location

Spencers Wood is a village in the Borough of Wokingham, 4 miles (6.4 km) south of Reading.

The village boasts a range of amenities. There are three petrol stations, multiple local convenience stores, a pharmacy and bakery, excellent countryside pubs, and numerous pretty countryside walks. Wokingham & Reading town centres are within easy reach by car and bus and the M4 and M3 motorways are close by.

























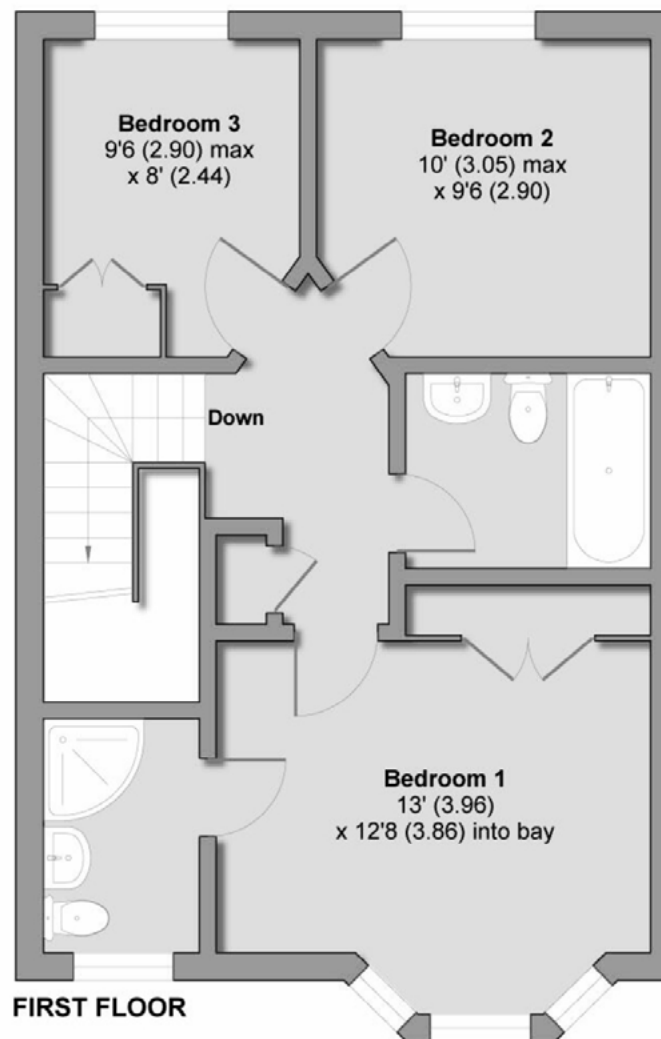
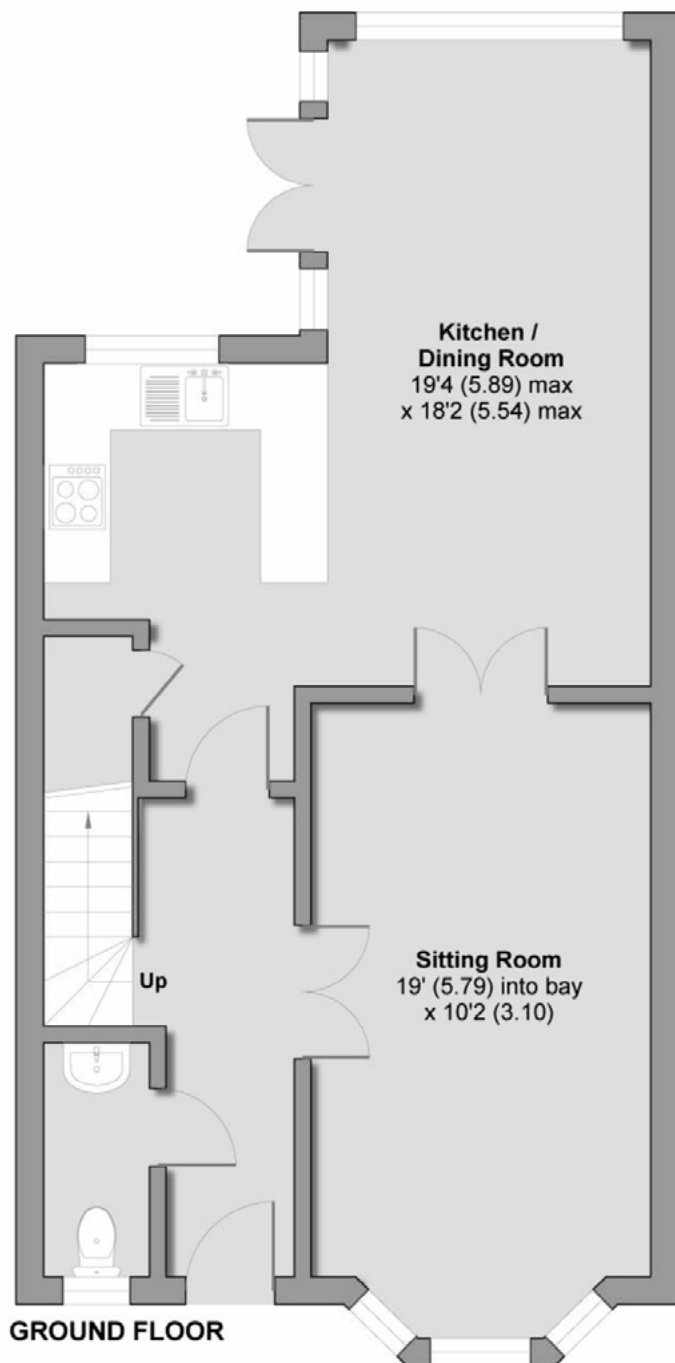




Spencers Wood, Reading, RG7

Approximate Area = 1109 sq ft / 103 sq m

For identification only - Not to scale



Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG7 1SA Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

Local Authority

[Wokingham Council](#)
[Council Tax Band: E](#)

EPC - C (77)



www.mccarthyholden.co.uk