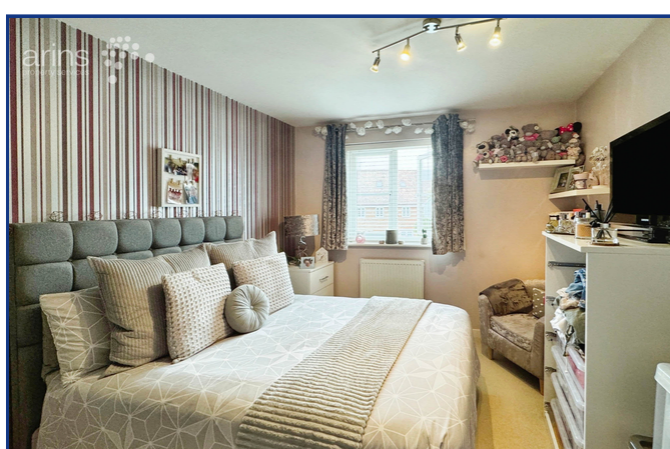
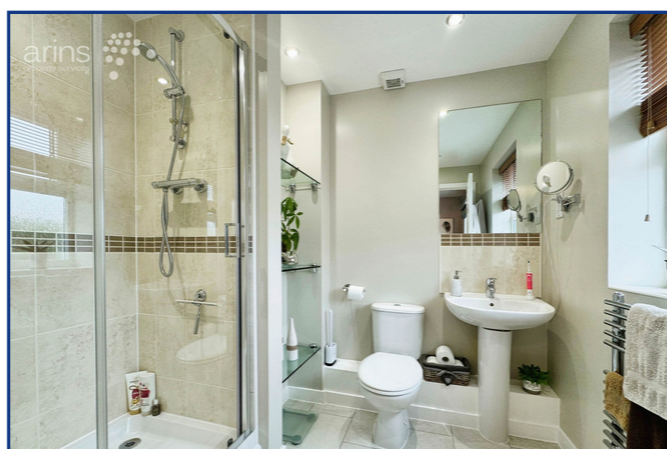
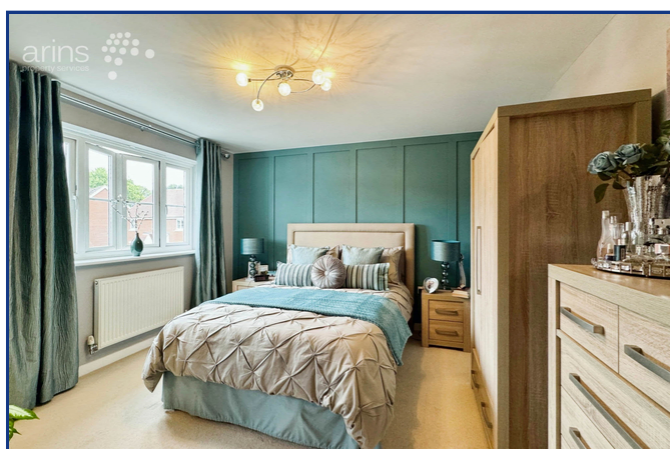


23 Wheatsheaf Close, Sindlesham, Wokingham,
Berkshire. RG41 5PT.



3 Maiden Lane Centre
Berkshire
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Tel: 0118 926 8260
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Wheatsheaf Close, Sindlesham, Wokingham,
Berkshire. RG41 5PT.

£700,000 Freehold

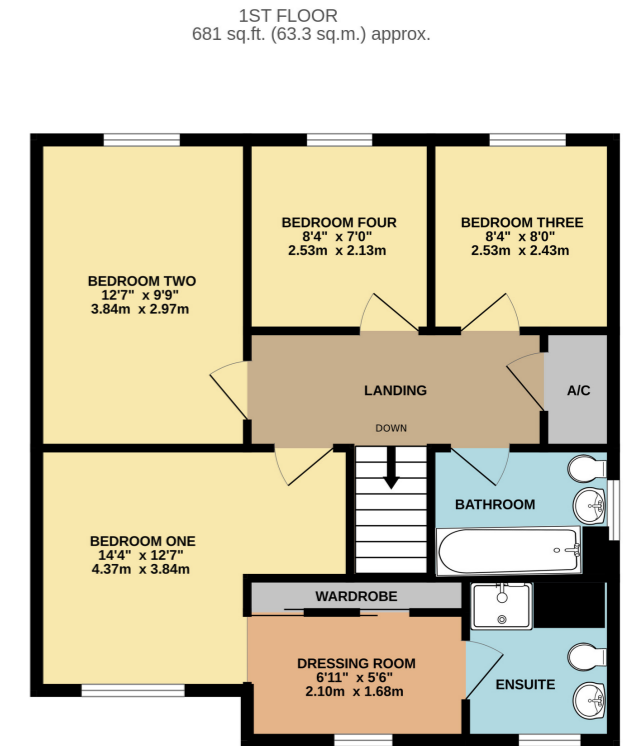
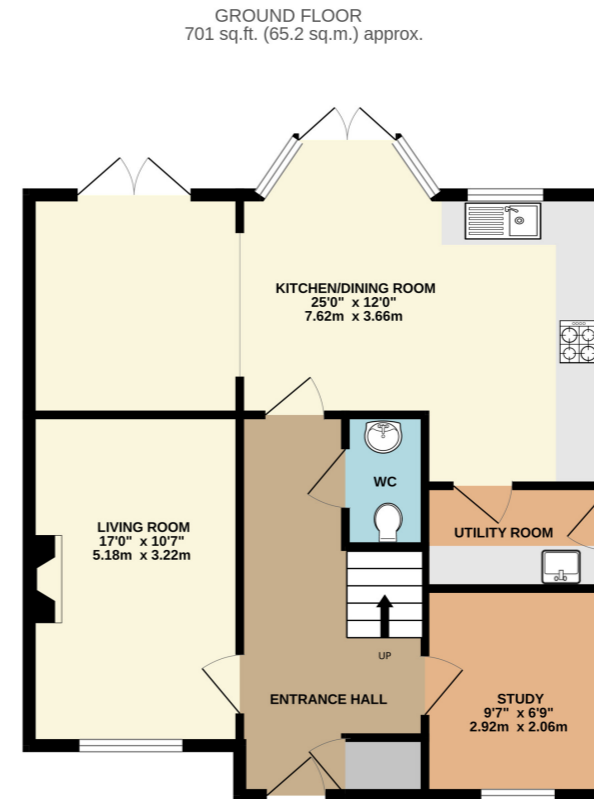
This stunning four-bedroom detached family home, built in 2007 and being sold for the first time since new, is nestled in the sought-after residential area of Sindlesham. Superbly presented, this property offers flexible and versatile living spaces, making it perfect for modern family life. Upon entering, you'll find a welcoming entrance hall leading to a spacious living room and an additional reception area, currently used as a home office. The rear of the property has been thoughtfully remodeled to create an impressive open-plan family/dining room, seamlessly flowing into a modern kitchen and a separate utility room. This space is flooded with natural light, thanks to two sets of French doors that open onto the secluded, private landscaped garden. The first floor boasts four bedrooms, including a master suite with a walk-in wardrobe and an en-suite. The remaining three bedrooms share a well-appointed family bathroom. Outside, the property benefits from a private driveway and a garage. Situated on a quiet cul-de-sac, the home enjoys the tranquility of nearby open countryside while remaining close to local amenities, schools, parks, Winnersh Railway Station, and easy access to the A329M and M4. Sindlesham village offers the charm of rural living, with picturesque walks, the renowned Nirvana Health and Beauty Spa, two golf courses, and a traditional pub and restaurant. The towns of Reading and Wokingham are easily accessible, providing a wide range of shops, bars, and restaurants. Closed chain above.

- Four-bedroom detached family home
- Spacious living room & home office
- Open-plan kitchen/dining area
- Master bedroom with en-suite & walk-in wardrobe
- Secluded, private rear garden
- Driveway & garage
- Quiet cul-de-sac location
- Close to schools & amenities
- Easy access to M4 & Winnersh Station
- Closed chain above

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

WC

Study

2.92m x 2.06m (9' 7" x 6' 9")

Living Room

5.18m x 3.22m (17' 0" x 10' 7")

Kitchen/Dining Room

7.62m x 3.66m (25' 0" x 12' 0")

Utility Room

First Floor

Landing

Bedroom One

4.37m x 3.84m (14' 4" x 12' 7")

Dressing Room

2.10m x 1.68m (6' 11" x 5' 6")

Ensuite

Bedroom Two

3.84m x 2.97m (12' 7" x 9' 9")

Bedroom Three

2.53m x 2.43m (8' 4" x 8' 0")

Bedroom Four

2.53m x 2.13m (8' 4" x 7' 0")

Bathroom

Outside

Front Garden

Rear Garden

Garage

Council Tax Band

F

