

Church Lane, Arborfield, Reading, Berkshire. RG2 9JA.



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Church Lane, Arborfield, Reading, Berkshire. RG2 9JA. £1,250,000 Freehold

Rivendell is an impressive detached family home that has been well extended by previous owners to create a spacious and versatile living accommodation, with potential to further extend and improve STPP in the future. Church Lane is a highly desirable quiet country lane within Arborfield Village, providing convenient commuting distance to Reading & Wokingham town centres, and excellent transport links to London and the South West via train and M3/M4 motorways, whilst being close to the Bohunt School that has an outstanding reputation. The property is set in approximately 0.4 of an acre of grounds with a gated driveway providing parking for several cars and double garage. There is approximately 3100 sq ft of accommodation including the double garage. To the ground floor you have an porch with a large boot room/storage cupboard, entrance hall, cloakroom, four reception areas, the lounge benefiting from a log burner and large window overlooking the garden, kitchen, utility room and a conservatory. To the first floor there are five bedrooms, four of which are doubles and the fifth currently being used as a study. The master benefits from a four piece en-suite bathroom and there is a four piece family bathroom. To the rear is the generous garden with patio area, sheds, log storage. Further benefits include fibre-to-the-property (FTTP) broadband, gas central radiator heating and pleasant views to the front and rear.

- Impressive Detached Family Home
- Five Bedrooms
- Four Piece Family Bathroom
- Gated Driveway With Ample Parking
- Large Double Garage
- Approx. 0.4 Acre Of Grounds, With South Facing Rear Garden
- Over 3000SQ FT
- Potential For Further Extensions/Improvements
- Four Reception Areas
- Utility Room & WC
- Fibre Broadband
- Bohunt School Catchment
- Log Burner
- Gigaclear Ultrafast Fibre-to-the-property Broadband Available

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.

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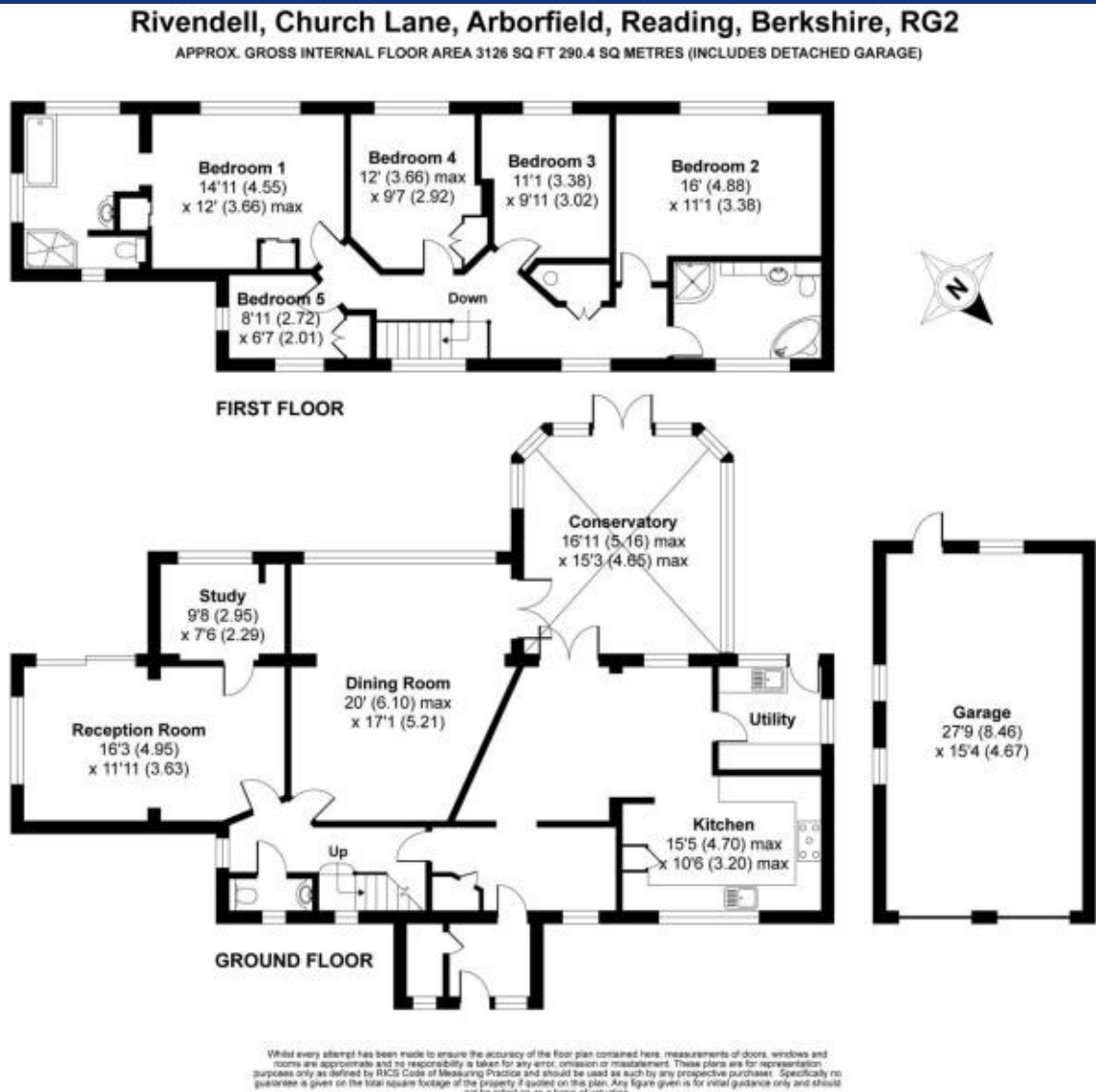


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Property Description

Ground Floor

Reception Room

4.95m x 3.63m (16' 3" x 11' 11") 4.95m x 3.63m (16' 3" x 11' 11")

Porch

Study

2.95m x 2.29m (9' 8" x 7' 6")

Entrance Hall

Conservatory

5.16m max x 4.65m max (16' 11" x 15' 3")

WC

First Floor

Kitchen

4.7m max x 3.20m max (15' 5" x 10' 6")

Landing

Utility Room

Dining Room/Living Room

6.10m max x 5.21m max (20' 0" x 17' 1")

Bedroom One

4.55m x 3.66m max (14' 11" x 12' 0")

En-suite

Bedroom Two

4.88m x 3.38m (16' 0" x 11' 1")

Bedroom Three

3.38m x 3.02m (11' 1" x 9' 11")

Bedroom Four

3.66m max x 2.92m (12' 0" x 9' 7")

Bedroom Five

2.72m x 2.01m (8' 11" x 6' 7")

Family Bathroom

Outside

Large Front Garden

Ample Driveway Parking

Generous Rear Garden

Double Garage

8.46m x 4.67m (27' 9" x 15' 4")

Council Tax Band

G

