

1 Arne Close, Reading Road, Winnersh,
Wokingham, Berkshire. RG41 5GN.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



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£500,000 Freehold

Arins Property Services are delighted to present this beautifully maintained three-bedroom detached family home, set within a small, exclusive development of just six properties. Built by renowned local firm Earley Builders, known for their commitment to quality craftsmanship, this home offers a perfect blend of modern comfort and thoughtful design. The ground floor features a welcoming entrance hall, a spacious living room, and an impressive open-plan kitchen/dining area with integrated appliances. A separate utility room, cloakroom, and a garage store area add further practicality. Upstairs, the master bedroom boasts a dressing room and a stylish en-suite, accompanied by two further well-proportioned bedrooms and a modern family bathroom. Externally, the property offers ample driveway parking for approximately 4–5 vehicles. The stunning landscaped rear garden is a true highlight, featuring a tranquil water feature with a gentle stream, leading to a sunken tiki bar—an ideal space for entertaining during the summer months. Ideally positioned between Reading and Wokingham, the home benefits from excellent nearby amenities and convenient transport links. The A329M and M4 are just a short drive away, while Winnersh mainline railway station provides direct services to London Waterloo and Reading, with onward connections to London Paddington. Offered to the market with no onward chain, this exceptional home is ready for its next owners to move in and enjoy.

- Sought after quiet exclusive development
- Master bedroom with dressing room and ensuite
- Fabulous modern integrated kitchen/dining room
- Private landscaped rear garden
- Separate utility/garage store
- Superb modern fitted bathroom
- Gas central heating and double glazed
- Primary and secondary schools within walking distance
- Great commuter links nearby
- Train station and bus stops within walking distance

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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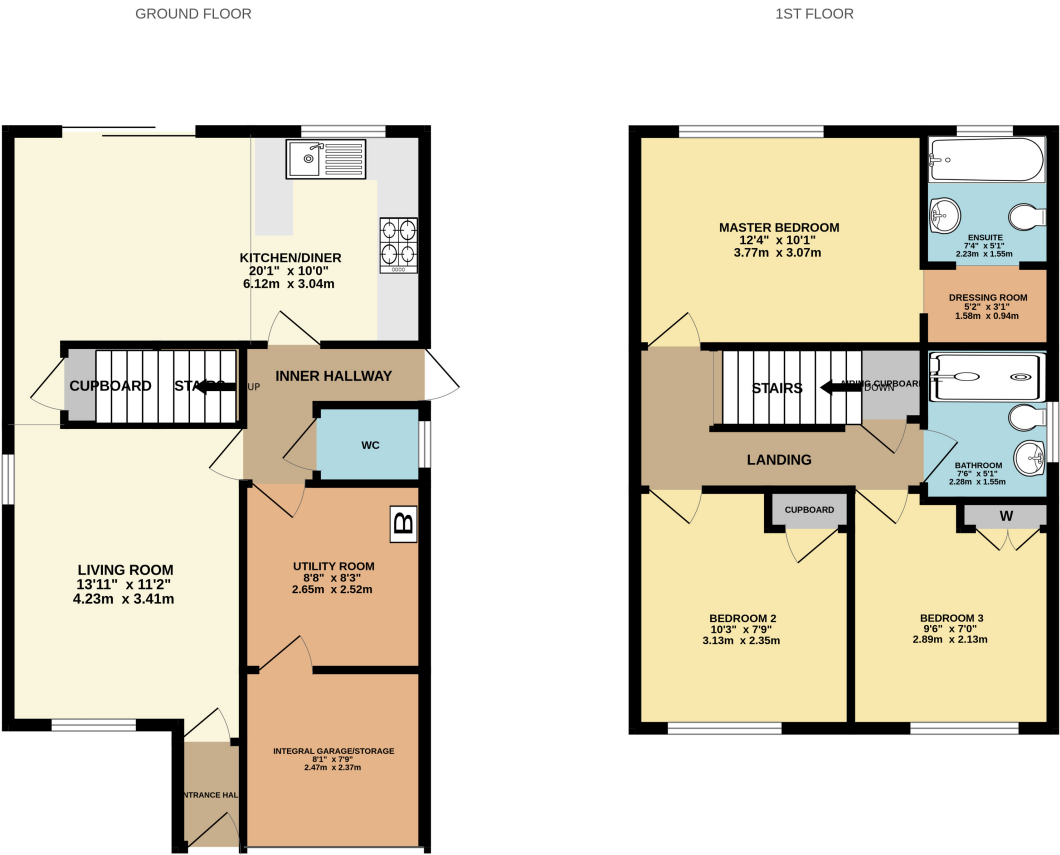


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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ARNE CLOSE

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

Hall

Living room

3.41m x 4.23m (11' 2" x 13' 11")

Kitchen/dining room

6.12m x 3.04m (20' 1" x 10' 0") 6.12m x 3.04m (20' 1" x 10' 0")

Cloakroom

Utility room

2.65m x 2.52m (8' 8" x 8' 3")

FIRST FLOOR

Landing

Master bedroom

3.77m x 3.07m (12' 4" x 10' 1")

Dressing area

0.94m x 1.58m (3' 1" x 5' 2")

Ensuite

1.55m x 2.23m (5' 1" x 7' 4")

Bedroom two

2.35m x 3.13m (7' 9" x 10' 3")

Bedroom three

2.13m x 2.89m (7' 0" x 9' 6")

Bathroom

2.28m x 1.55m (7' 6" x 5' 1") 2.28m x 1.55m (7' 6" x 5' 1")

OUTSIDE

Garage/Store

2.47m x 2.37m (8' 1" x 7' 9")

Front garden and driveway parking

Rear garden

Council Tax Band

E

