

Equestrian Court, Arborfield Green, Reading,
Berkshire. RG2.

£700,000 Freehold

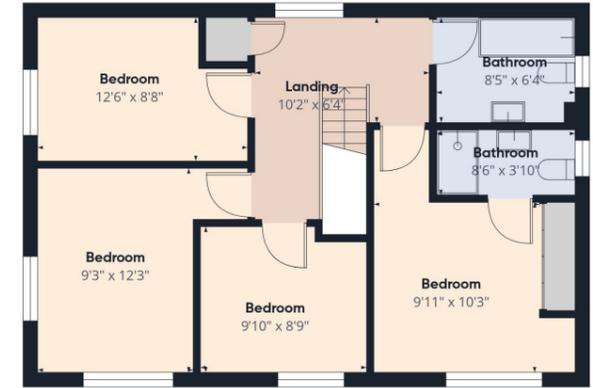
Arens Property Services are delighted to present this immaculate four-bedroom detached home, built in 2021 by Bewley Homes and located within the sought-after Arborfield Green development. The property opens into a bright and welcoming entrance hall with useful storage cupboards. To the right is the impressive kitchen/dining room, the heart of the home, featuring integrated appliances, ample cupboard space and French doors opening onto the sunny rear garden perfect for family dining and entertaining. The ground floor also benefits from a spacious living room filled with natural light, a separate utility room with side access to the driveway and garage, and a downstairs WC. Upstairs offers four generously sized bedrooms, three with built-in wardrobes. The principal bedroom benefits from its own private ensuite, while a modern family bathroom serves the remaining bedrooms. Externally, the property enjoys a spacious rear garden with side access, ideal for summer barbecues and outdoor entertaining. To the front there is driveway parking for multiple vehicles and access to a garage. Equestrian Court is ideally positioned within Arborfield Green, offering easy access to Reading, Wokingham, the A33, M3 and M4. The area benefits from excellent local amenities including the popular Stables Café, local pubs, scenic countryside walks and California Country Park, as well as the highly regarded Bohunt School within walking distance.

- Four Bedrooms
- Detached
- Garage & Driveway Parking
- Built in 2021 By Bewley Homes
- Immaculate Condition
- Two Bathrooms
- Downstairs WC
- Separate Utility Room





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1532 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	