



25 Bluebell Crescent, Woodley, Reading. RG5 4WP.

£800,000 Freehold

This impressive detached family home, offering over 2,000 sq ft of accommodation, occupies a fantastic position within the popular Loddon Park Development, boasting stunning countryside views. Built in 2015, the house has been meticulously maintained and upgraded by the current owner, featuring solar panels and an outdoor kitchen BBQ area. The property welcomes you with a spacious hallway equipped with storage cupboards, a WC, and a study. The dining room, currently set up as a bar, and a separate living room offer versatile spaces. The modern kitchen opens into a conservatory, providing an ideal setting for both everyday living and entertaining. On the first floor, there are four bedrooms and a family bathroom. The second bedroom is spacious, with its own ensuite shower room and a private balcony overlooking the greenland. Bedroom three also has an ensuite shower room. The impressive 18ft x 16ft master bedroom includes a walk-in dressing area and an ensuite. Additional benefits include driveway parking, a single garage, an electric charging point, and a private enclosed garden with side access. The home is within walking distance of Dinton Pastures Country Park and provides easy access to Woodley Church of England Primary School, Waingels College, and bus routes to the town centre. Local amenities include a Tesco Express, various shops, and nearby pubs. Sonning Golf Course and Woodley shopping precinct are also close by. There are excellent commuter links to London via Twyford Station and Winnersh Triangle Station, as well as easy access to the A329M, A4, and M4.

- CLOSED CHAIN ABOVE
- Over 2,000 sq ft of accommodation
- Countryside views in the Loddon Park Development
- Built in 2015, meticulously maintained
- Solar panels and outdoor kitchen BBQ area
- Spacious hallway with storage and WC
- Versatile living spaces including a study, dining room, and living room
- Modern kitchen opening into a conservatory
- Five bedrooms, three with ensuite bathrooms
- Driveway parking, single garage, and electric charging point
- Private enclosed garden with side access



Bluebell Crescent, Woodley, Reading, RG5

Approximate Area = 1969 sq ft / 182.9 sq m
 Limited Use Area(s) = 183 sq ft / 17 sq m
 Garage = 204 sq ft / 18.9 sq m
 Total = 2356 sq ft / 218.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1147007

Property Description

Ground Floor

Entrance Hall

WC

Office
2.31m x 2.19m (7' 7" x 7' 2")

Dining Room
3.44m x 3.05m (11' 3" x 10' 0")

Living Room
4.60m x 3.89m (15' 1" x 12' 9")

Kitchen
4.34m x 3.89m (14' 3" x 12' 9")

Conservatory
3.48m x 2.87m (11' 5" x 9' 5")

First Floor

Landing

Bedroom Two
5.55m x 4.22m (18' 3" x 13' 10")

Ensuite

Bedroom Three
3.45m x 3.22m (11' 4" x 10' 7")

Ensuite

Bedroom Four
5.98m x 2.95m (19' 7" x 9' 8")

Bedroom Five
3.15m x 2.38m (10' 4" x 7' 10")

Bathroom

Second Floor

Master Bedroom
5.86m x 5.59m (19' 3" x 18' 4")

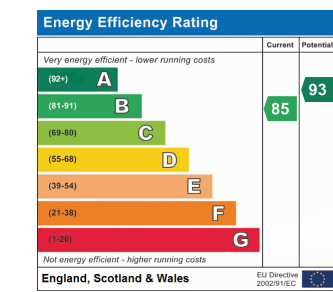
Ensuite

Outside

Rear Garden

Garage
6.32m x 3.00m (20' 9" x 9' 10")

Council Tax Band
G



Driveway & Front Garden