



**18 ARBERY WAY, ARBORFIELD, READING, BERKSHIRE, RG2 9FG**  
**£825,000 FREEHOLD**

TUCKED AWAY IN OFF A PEACEFUL ROAD IN THE SOUGHT-AFTER PENROSE PARK DEVELOPMENT, THIS IMMACULATE FIVE-BEDROOM DETACHED HOME OFFERS A PERFECT BLEND OF SPACE, STYLE, AND FUNCTIONALITY. THOUGHTFULLY RECONFIGURED FROM ITS ORIGINAL DESIGN, THIS HOME PROVIDES A WELL-BALANCED LAYOUT ACROSS THREE FLOORS, IDEAL FOR A GROWING FAMILY.

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## DESCRIPTION:

As you arrive, a generous driveway welcomes you, offering ample parking. Step inside, and you're greeted into the hallway which provides plenty of room to remove your shoes and coats. Off this hallway there is a beautifully homely living room. Further down, a cosy snug flows into a bright conservatory that captures sunlight year-round. The heart of the home is the spacious open-plan kitchen and dining area, featuring an island, plenty of worktop space, built-in appliances, and direct garden access—perfect for entertaining. Completing this level is a modern WC and a dedicated home office, offering flexibility for remote work or be utilised as a gym space.

The first-floor landing provides access to four well-proportioned bedrooms, each accommodating a double bed and substantial furniture. The largest bedroom on this level boasts a built-in wardrobe and a stylish three-piece en-suite. Another standout room includes a versatile bonus space—ideal as a playroom, music studio, games room, or workspace. A well-presented three-piece family bathroom serves the remaining bedrooms.

The entire top floor is dedicated to the master suite. Generously sized and beautifully decorated, it features a spacious built-in wardrobe and a high-end en-suite, creating a private retreat within the home.

The rear garden is a charming, well-landscaped and enjoys excellent sunlight throughout the day. Thoughtfully designed, it offers both relaxation and entertainment space, with convenient side access to the front of the property.

Arborfield has become an increasingly desirable location over the past few years, offering a rural feel while maintaining excellent connections to Wokingham, Reading, and major motorways. Highly regarded schools, including the popular Bohunt School (1.6 miles away), add to its family-friendly appeal. Additionally, the area is set to benefit from upcoming amenities, including a Sainsbury's superstore, further enhancing its already strong sense of community.

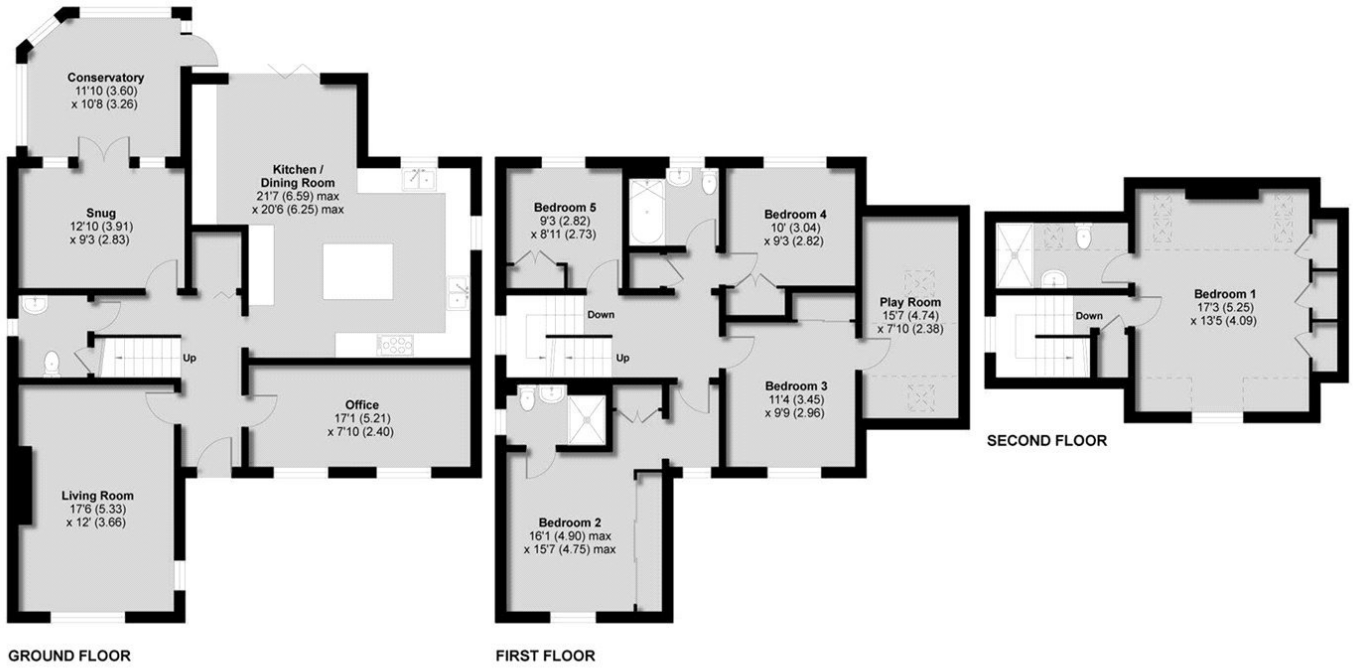
## AT A GLANCE

- Five Bedroom Detached Family Home
- Lovingly Improved By Current Owners
- Well Presented Throughout
- Three Bathrooms
- Four Reception Rooms
- Tucked away
- In Catchment For Bohunt School
- Driveway Parking
- Ultrafast broadband 1800Mbps
- Mobile coverage EE, Vodafone, Three and O2
- Satellite/Fibre TV available BT & Sky

**Tenure:** Freehold

**Council Tax Band:** G





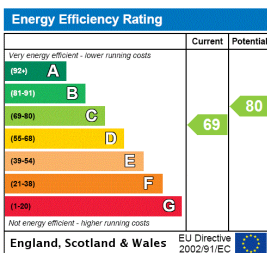
## Arbery Way, Arborfield, Reading, RG2

Approximate Area = 2213 sq ft / 205.5 sq m

Limited Use Area(s) = 197 sq ft / 18.3 sq m

Total = 2410 sq ft / 223.8 sq m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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