



**UXMORE ROAD, READING, OXFORDSHIRE, RG8 0SU
OFFERS IN EXCESS OF £600,000 FREEHOLD**

**A CONTEMPORARY THREE BEDROOM SEMI-
DETACHED HOME SET IN AN AREA OF OUTSTANDING
NATURAL BEAUTY FOR SALE WITH NO CHAIN**

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DESCRIPTION:

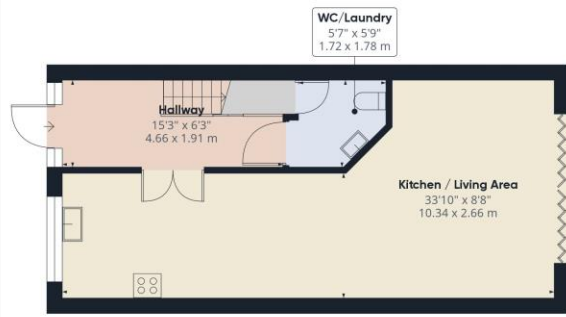
Mistletoe Lodge is a superb spacious three bedroom semi-detached family home set in this fabulous village settings in South Oxfordshire's area of outstanding natural beauty. Enjoy country walks, equestrian pursuits and some excellent gastropubs within an easy walk. There are some great Schools close by with Checkendon Equestrian Centre backing onto the home. Henley and Reading are both a short drive. This contemporary home was built in 2020 and is finished to the highest of standards with flexible accommodation set over three floors. One of three similar executive homes the property offers flexible and spacious living accommodation over three floors making this home ideal for a growing family. On the ground floor there is a generous open plan living space with bi-fold doors opening into the rear garden. The kitchen is high spec. with range of Siemens appliances and granite work surfaces. A large WC/laundry completes the ground floor. On the first floor there are two double bedrooms and a family bathroom. The bedroom to the rear overlooks the equestrian centre and has an en-suite bathroom. On the top floor there is a delightful master bedroom suite with a contemporary en-suite bathroom and dressing area with built in wardrobes. The property has a car port to the side with power and scope to board into the roof space. To the rear of the house there is a low maintenance garden overlooking a paddock and the equestrian centre beyond. The property has underfloor heating throughout powered by an efficient air sourced heat pump. This delightful family home is for sale with no chain complications.

AT A GLANCE

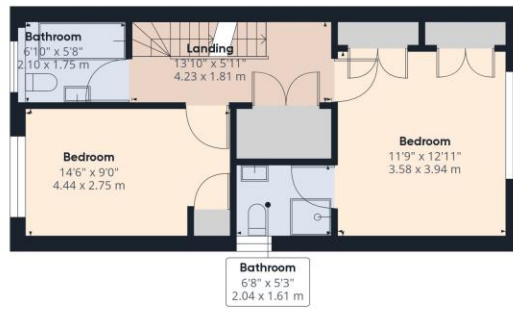
- A Three Bedroom Semi-detached Family Home
- Flexible Living Accommodation Over Three Floors
- Top Floor Master Bedroom Suite With Dressing Area and En-Suite
- Two Further Bathrooms and Ground Floor WC
- Underfloor Heating and Air Sourced Heat Pump
- High Spec. Kitchen with Integrated Siemens Appliances
- Bi-Fold Doors From Lounge to Garden
- Delightful Village Location
- No Chain



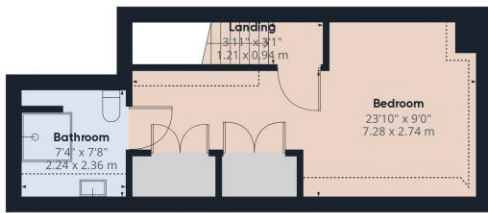




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1275.31 ft²
 118.48 m²

Reduced headroom
 47.36 ft²
 4.4 m²

(1) Excluding balconies and terraces

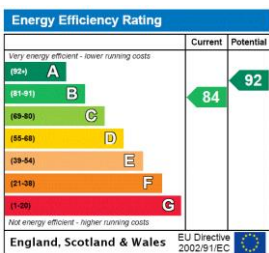
Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.



Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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