



**THE STREET, MORTIMER, BERKSHIRE, RG7 3NR
OFFERS IN EXCESS OF £850,000 FREEHOLD**

A DELIGHTFUL FOUR BEDROOM GATED DETACHED FAMILY HOME IN THIS DESIRABLE VILLAGE SETTING

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk



Winkworth
for every step...

DESCRIPTION:

Set behind a set of electric gates in this superb village setting is this well presented four bedroom detached family home. Conveniently located a short walk from Mortimer station, an easy walk to Mortimer St Mary's C of E infant school and close to a good selection of local amenities including, a great selection of pubs, cafes, supermarkets, doctors, Wokefield Estate Golf Club and some lovely country walks. Behind the wooden gates there is a generous courtyard with parking for several cars and a low maintenance garden to the rear with a raised deck perfect for entertaining and an artificial lawn. The house has a generous lounge with dual aspect windows, a formal dining room with an open fireplace and exposed brick walls, a fitted kitchen, wc and utility room with access to the side of the house.

On the first floor there is a large landing with an open fire and access to the balcony which runs along the front of the house. This area is a perfect snug/tv/family room and a great space for a second internal entertaining area. There are four bedrooms on the first floor. The master bedroom has a lovely en-suite bathroom and access to the balcony at the front of the house which overlooks open fields beyond the road. A contemporary family bathroom with bath and separate shower complete the first floor. The property further benefits from a large garage area, workshop and home office to the rear. This area is ideal for someone wishing to garage cars, run a business from home, a home gym/studio or potential extend the existing living accommodation subject to the usual planning consents. This lovely home would suit a growing family looking for a village setting yet well connected for commuting and viewings are highly recommended.

AT A GLANCE

- Four Bedroom Gated Detached Family Home
- Superb Village Setting
- Walk to Mortimer Station
- Two Bathrooms and Ground Floor wc
- First Floor Family/Entertaining Room with Balcony
- Lounge and Dining Room
- Garaging/Workshop and Home Office
- Oil Fired Central Heating

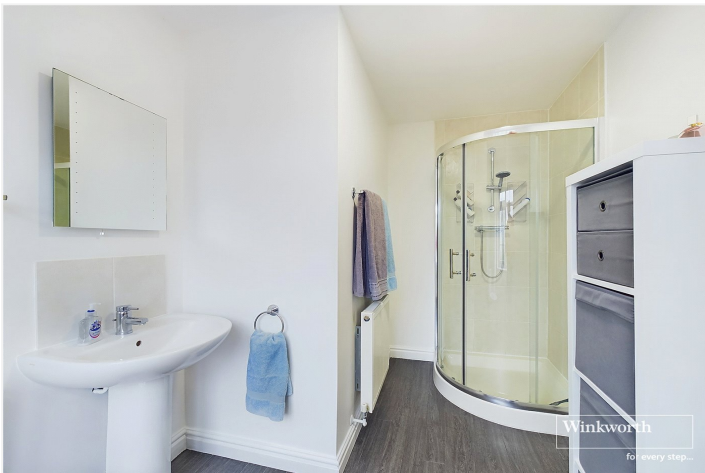


Winkworth
for every step...



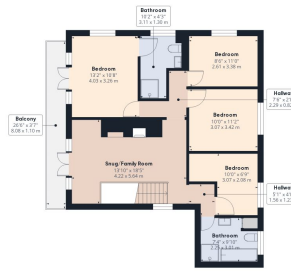
Winkworth
for every step...







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2794.31 ft²
259.6 m²

Balconies and terraces

93.97 ft²
8.73 m²

Reduced headroom

23.54 ft²
2.19 m²

(1) Excluding balconies and terraces

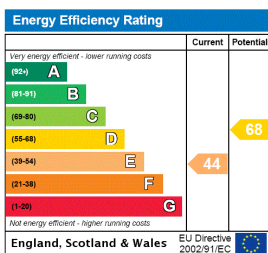
Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE360

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: F

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.



Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.