



**THE STREET, MORTIMER, READING, BERKSHIRE, RG7 3NR
OFFERS IN EXCESS OF £800,000 FREEHOLD**

A DELIGHTFUL FOUR BEDROOM GATED DETACHED FAMILY HOME WITH EXTENSIVE GARAGE AND WORKSHOP SPACE PERFECT FOR CAR ENTHUSIASTS AND MECHANICS IN A DESIRABLE VILLAGE SETTING

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DESCRIPTION:

Set behind electric gates in a picturesque village setting, this well-presented four-bedroom detached family home offers the perfect blend of convenience and comfort. Located just a short walk from Mortimer station, Mortimer St Mary's C of E infant school, and an excellent selection of local amenities—including pubs, cafes, supermarkets, doctors, and the Wokefield Estate Golf Club—this property provides a great mix of rural charm and urban accessibility.

Beyond the gates, you'll find a spacious courtyard with parking for multiple vehicles and a low-maintenance garden to the rear, complete with a raised deck, ideal for entertaining, and an artificial lawn. Inside, the house boasts a generous lounge with dual aspect windows, a formal dining room featuring an open fireplace and exposed brick walls, a fitted kitchen, WC, and utility room with side access. Upstairs, a large landing with an open fire leads to a balcony running across the front of the house. This area provides a cozy snug, perfect for a TV room or additional family entertaining space. The first floor also includes four bedrooms, with the master suite offering a lovely en-suite bathroom and access to the balcony, overlooking open fields. A contemporary family bathroom with a bath and separate shower completes the upstairs.

What truly sets this property apart is the substantial garage and workshop area at the rear, which would be a dream come true for a mechanic or classic car enthusiast. The space is perfect for car storage, repairs, or even running a home-based business. With additional room for a workshop and a home office, it offers fantastic versatility, whether you're looking to create a dedicated space for hobbies or pursue professional projects. This area also provides ample potential for a home gym, studio, or expansion of the living accommodation (subject to the usual planning consents).

This exceptional home would suit a growing family seeking a village lifestyle, yet with excellent connectivity for commuting. Viewings are highly recommended for anyone with an interest in this unique property, especially those with a passion for cars or mechanics.

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









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

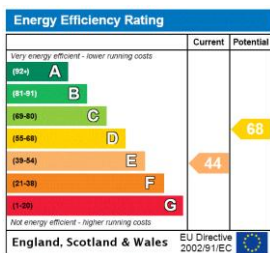
(1) Excluding balconies and terraces

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.



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