



SPRING CLOSE, READING, BERKSHIRE, RG8 8JQ
£850,000 FREEHOLD

A FOUR BEDROOM DETACHED FAMILY HOME SET BEHIND GATES AND BACKING ONTO OPEN FIELDS FOR SALE WITH NO CHAIN

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DESCRIPTION:

Duna is a four bedroom detached chalet style house in this quiet close, backing on to open fields in a lovely village setting just over a mile and a half from the Thameside village of Pangbourne with its direct train service to London Paddington in just 50 minutes. Set behind a five bar gate the property is approached via a shingled driveway with parking for several cars. The property is entered from the front into a generous hallway with access on one side into a corridor leading to a ground floor bedroom, bathroom and access to the large double garage which offers scope to convert into additional living space and potentially an annex subject to the usual planning consents. There is a triple aspect L-shaped living space to the other side of the entrance hall which has bi-fold doors into the rear garden at one end and an area which could be used as a snug, family room or formal dining at the other end with a fireplace. The generously proportioned fitted kitchen has an adjoining dining area and a utility room with side access into the garden. The private rear garden is laid to lawn and like the rest of the house is ample in size and is complete with a gate opening into the fields to the back of the house ideal for someone with a dog and country walks. On the first floor there are three double bedrooms and a family bathroom. The master bedroom has an en-suite bathroom and walk-in wardrobe with access to a large storage area in the eaves of the roof. There may be potential to convert this space into further living accommodation. This spacious and flexible family house, in this superb setting is for sale with no chain complications and offers scope to modernise and further extend.

AT A GLANCE

- Four Bedroom Detached House
- Village Setting Backing onto Open Fields
- Set Behind Gates With Parking for Several Vehicles
- Triple Aspect Lounge/Diner
- Fitted Kitchen/Breakfast Room
- Utility Room
- Three Bathrooms and WC
- Large Double Garage with Scope to Convert

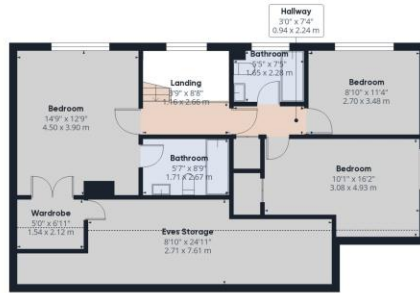








Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2266.02 ft²
 210.52 m²

Reduced headroom
 182.18 ft²
 16.93 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.

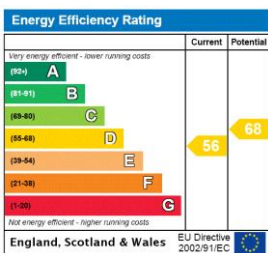
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax Band:G

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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