



**DIAGON HOUSE, EVERSLEY ROAD, ARBORFIELD CROSS, READING, BERKSHIRE, RG2 9PQ  
£1,100,000 FREEHOLD**

**SITUATED IN THE VILLAGE OF ARBORFIELD ON A GENEROUS PLOT OF JUST OVER 1/3 OF AN ACRE, THIS POTTEN BUILT DETACHED FAMILY HOME HAS ALL THE BENEFITS OF A MODERN HOME WITH MANY OF THE CHARACTER FEATURES OF A MUCH OLDER COTTAGE.**

**Winkworth**

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## DESCRIPTION:

Situated in the village of Arborfield on a generous plot of just over 1/3 of an acre, this Potten built detached family home has all the benefits of a modern home with many of the character features of a much older cottage.

Accommodation comprises reception hall, cloakroom, large living room with Inglenook fireplace, dining room, study/family room, refitted kitchen/breakfast room, utility room, four family bedrooms with en suite to master bedroom and further luxury family bathroom.

There is a sweeping driveway providing extensive off road parking and large detached double garage. Undoubtedly one of the features is the landscaped garden in excess of 1/3 of an acre. Further benefits include UPVC double glazed windows and gas radiator central heating.

An internal viewing is highly recommended to fully appreciate this property.

## AT A GLANCE

- Potten family home
- 1/3 of an acre
- Inglenook fireplace
- Luxury fitted kitchen/breakfast room
- Four family bedrooms
- Upvc double glazed windows
- Double garage
- Council tax band G Wokingham

**Tenure:** Freehold



# Eversley Road, Arborfield Cross, Reading, RG2

Approximate Area = 1883 sq ft / 174.9 sq m (excludes void)

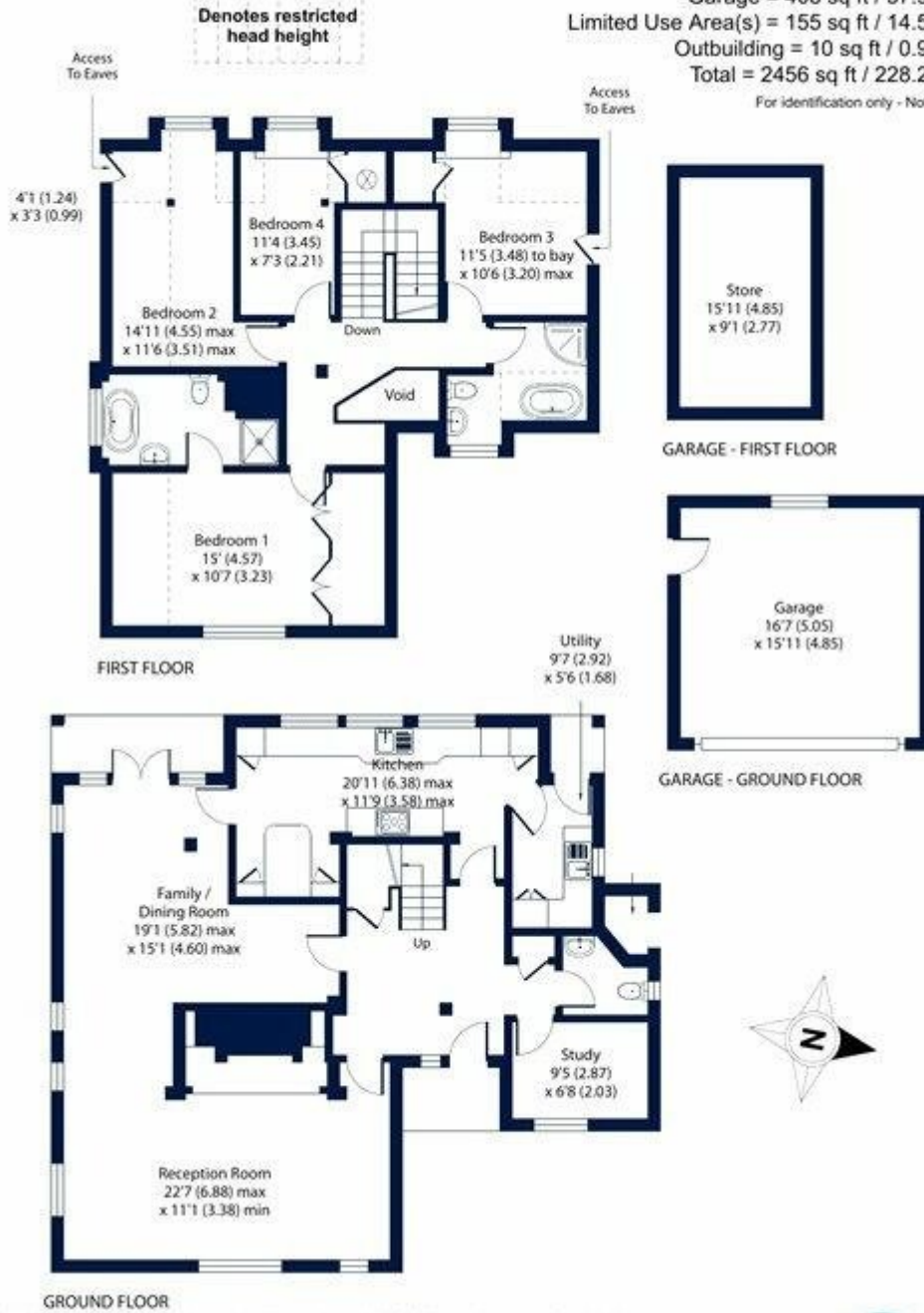
Garage = 408 sq ft / 37.9 sq m

Limited Use Area(s) = 155 sq ft / 14.5 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 2456 sq ft / 228.2 sq m

For identification only - Not to scale



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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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