



Bespoke
ESTATE AGENTS

3 The Warren, Three Mile Cross
£670,000



3 The Warren

Three Mile Cross, Reading

Stunning 4-bed semi-detached house in gated development. Modern 31' Integrated kitchen/dining/family room, en-suite, 18' Living/Cinema room. EV charger, solar panels, garden oasis, garage with ample parking. Contemporary living, must-see for stylish family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Exclusive Gated Development Of Only Seven Properties
- Stunning 31' Integrated Kitchen/Dining/Family Room
- Four Well Proportioned Bedrooms
- Close to Local Amenities, Jct 11 of the M4 & Miles of Countryside
- Superb Decorative Order Throughout
- Designed For Modern Life, EV Charger, Solar, Ethernet etc
- Private Enclosed Southerly Aspect Garden
- Luxury En-Suite & Family Bathroom
- 18' Living Room/ Cinema Room
- Garage & Ample Off Road Parking

Canopied Entrance Porch

Access to the property via front door.

Entrance Hall

Wood flooring, stairs to first floor, doors to all accommodation, built in under stairs storage cupboard.

Cloakroom

A beautiful white suite with double glazed window to front, concealed cistern W.C. with tiled surrounds, floating sink with mirror over, towel rail, tiled floor.

Living Room

18' 3" x 12' 8" (5.56m x 3.87m)

This cosy and versatile room benefits from a front aspect via a double-glazed window, engineered wood flooring, and a radiator for comfort. Currently styled as a fantastic cinema room, it's a space that everyone in the family can enjoy. With the added bonus of expansive living space in the kitchen/dining family room, you might be tempted to keep it as your private home theatre—the current owner is even willing to include the fittings in the price! Alternatively, it can easily be transformed into a perfect, traditional living room to suit your lifestyle. The choice is yours!

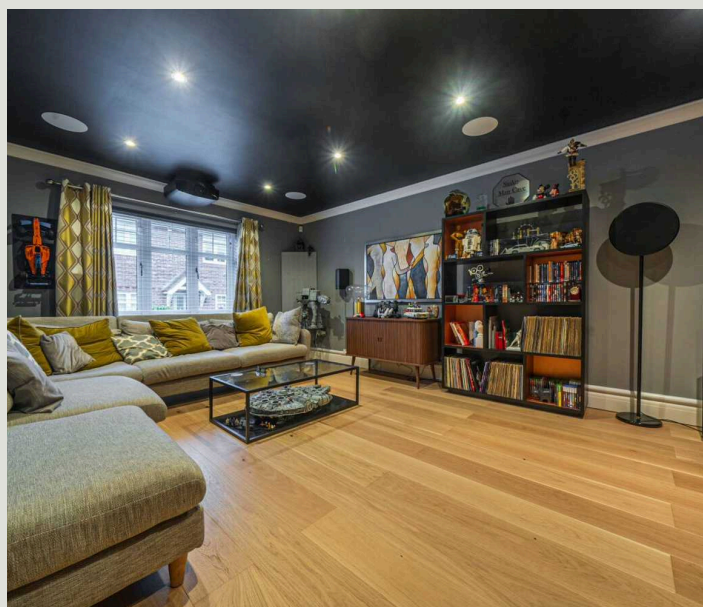
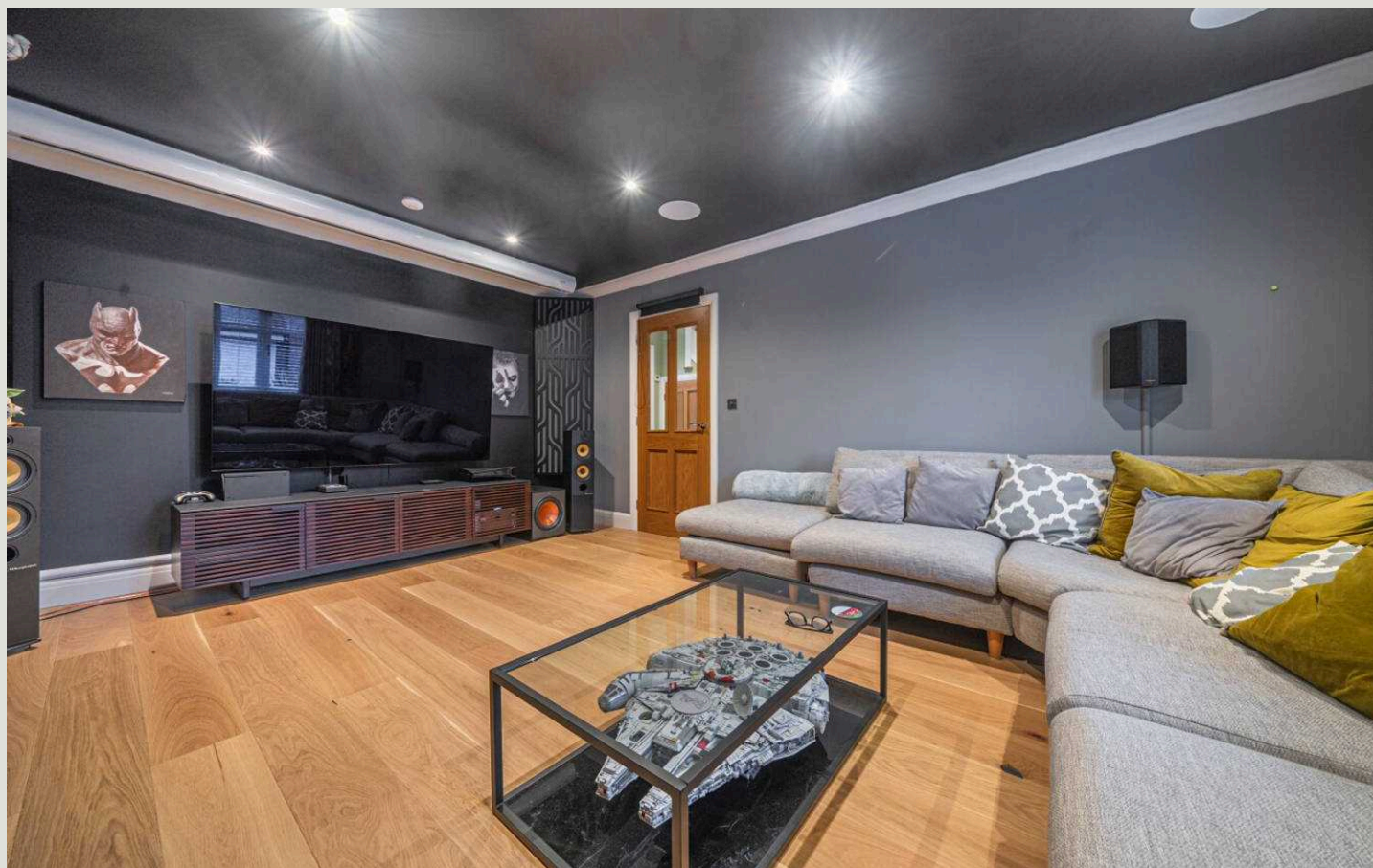
Kitchen/Dining/Family Room

31' 5" x 18' 1" (9.58m x 5.52m)

A well-designed extension should do more than simply add space—it should transform a home, and that's exactly what the previous owners have achieved with The Warren. This stunning 31'5 open-plan room seamlessly blends functionality and style, creating a truly exceptional living space. The kitchen is fully fitted and integrated, featuring high-quality appliances such as a full-size Miele fridge and separate freezer, a built-in Bosch oven and hob with an extractor fan, and the all-important wine cooler. Beautiful wooden worktops with an inset butler sink add charm, while matching eye- and base-level units provide ample storage. The dining area is ideally positioned opposite the French doors, which open to a south-facing garden. This thoughtful layout is perfect for enjoying an indoor-outdoor lifestyle when the weather allows.

Family Area

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Family Area

And, of course, no family home would be complete without a dedicated family area, complete with a double-glazed window to the front, a radiator, and engineered oak flooring that flows throughout the space. Door to garage. This magnificent room truly is the heart of the home, offering everything a family could wish for in a functional yet beautifully designed living space.

Landing

Doors to bedrooms and bathroom, access to loft.

Bedroom One

13' 10" x 10' 8" (4.21m x 3.25m)

Front aspect via double glazed window, radiator, door to en-suite.

En-Suite

This stylish en-suite shower room offers a perfect blend of functionality and modern design. A side-aspect window allows natural light to brighten the space, complemented by part-tiled walls and a sleek tiled floor. The centrepiece is a walk-in shower cubicle, designed for convenience and elegance. A floating wash hand basin with a vanity unit beneath provides ample storage, paired with a fitted mirror for added practicality and style. A concealed cistern W.C. adds to the streamlined aesthetic, while a contemporary heated towel rail ensures a warm and inviting touch to this thoughtfully designed space.

Bedroom Two

13' 10" x 11' 5" (4.21m x 3.47m)

Rear aspect via double glazed window, radiator.

Bedroom Three

11' 0" x 8' 4" (3.35m x 2.53m)

Rear aspect via double glazed window, radiator.

Bedroom Four

7' 3" x 6' 8" (2.22m x 2.02m)

Front aspect via double glazed window, radiator, built in storage cupboard.

GARAGE



Family Bathroom

A beautiful, modern fitted bathroom suite, with enclosed bath, shower screen and shower over, tiled wall surround, concealed cistern W.C. with complementary tiled surrounds, floating wash hand basin with vanity unit storage under. Fitted mirror, towel rail, contrasting tiled floor.

Garden

A garden designed for relaxing and entertaining, with large full width deck, leading onto further patio area extending the entire width of the garden. All enjoying a southerly aspect. Gate provides pedestrian access to the side of the property.

Front Garden

Path to front door, various shrubs.

Garage

Access via electric up and over door, personal internal door to family room. Light and power, eaves storage.

Driveway

Leading to garage, and extending to both sides providing ample off road parking for several vehicles, EV charging point.



