

Bespoke

ESTATE AGENTS



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62 Ryhill Way, Lower Earley
£750,000



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Lower Earley, Reading

An impressive five-bedroom detached residence in a peaceful Lower Earley cul-de-sac, backing onto woodland and offering stylish interiors, a beautifully landscaped garden, covered outdoor entertaining space, ample parking and EV charging. Council Tax band: F EPC Energy Efficiency Rating: D

- Directly backing onto Pearman's Copse – a rare and highly desirable setting offering woodland views, privacy, and immediate access to nature walks.
- Quiet cul-de-sac location in the heart of Lower Earley, ideal for families and those seeking minimal passing traffic.
- Walking distance to local amenities, including shops, schools, and everyday conveniences.
- Two bathrooms plus en-suite, providing flexibility for family living and guests.
- Well-presented interiors, ready to move into while still offering scope to personalise.
- Woodland outlook to the rear, creating a sense of space and seclusion rarely found in such a convenient location.
- Substantial and versatile accommodation arranged over three floors, including five bedrooms plus loft room
- Well-presented throughout, combining modern bathrooms, air conditioning and generous storage across the home
- Stunning open-plan kitchen, dining and conservatory space – a light-filled hub of the home that seamlessly connects indoor living with the garden, perfect for family life and entertaining alike
- Landscaped rear garden with raised decking, lawn and multiple seating zones, complemented by an outstanding covered outdoor entertaining area with lighting and built-in features – ideal for year-round

Entrance hall

A welcoming and well-presented entrance hall sets the tone for the rest of the home. Finished with wood-effect flooring and soft neutral décor, the space feels bright and well balanced. A carpeted staircase rises to the first floor, featuring painted balustrades and a timber handrail, while doors lead neatly to the main ground-floor rooms. The layout works well for day-to-day family life, offering a practical yet inviting first impression as you step inside.

Cloakroom

A stylish ground-floor cloakroom fitted with a modern white suite, including a WC and wall-mounted wash hand basin with chrome mixer tap. The room is finished with contemporary tiling, a fitted mirror, and a striking feature wall that adds warmth and character. Practical storage is provided by a slimline cabinet, while a frosted window allows in natural light and maintains privacy, making this a smart and well-presented addition to the ground floor.

Living Room

15' 9" x 10' 10" (4.80m x 3.30m)

A well-proportioned and inviting living room, arranged to work equally well for everyday family life and entertaining. The room is finished with wood-effect flooring and a sleek, contemporary colour palette, complemented by recessed ceiling lighting that creates a warm, even ambience. A modern inset fireplace forms a natural focal point, while a large window with fitted curtains allows in plenty of natural light and offers a pleasant outlook to the front. The layout comfortably accommodates a range of seating arrangements, with space for sofas and occasional chairs without feeling crowded. Discreetly positioned air conditioning provides year-round comfort, and a doorway leads through to the adjoining dining area, allowing the ground floor to flow nicely while still retaining clearly defined living spaces.



Kitchen

13' 5" x 11' 6" (4.10m x 3.50m)

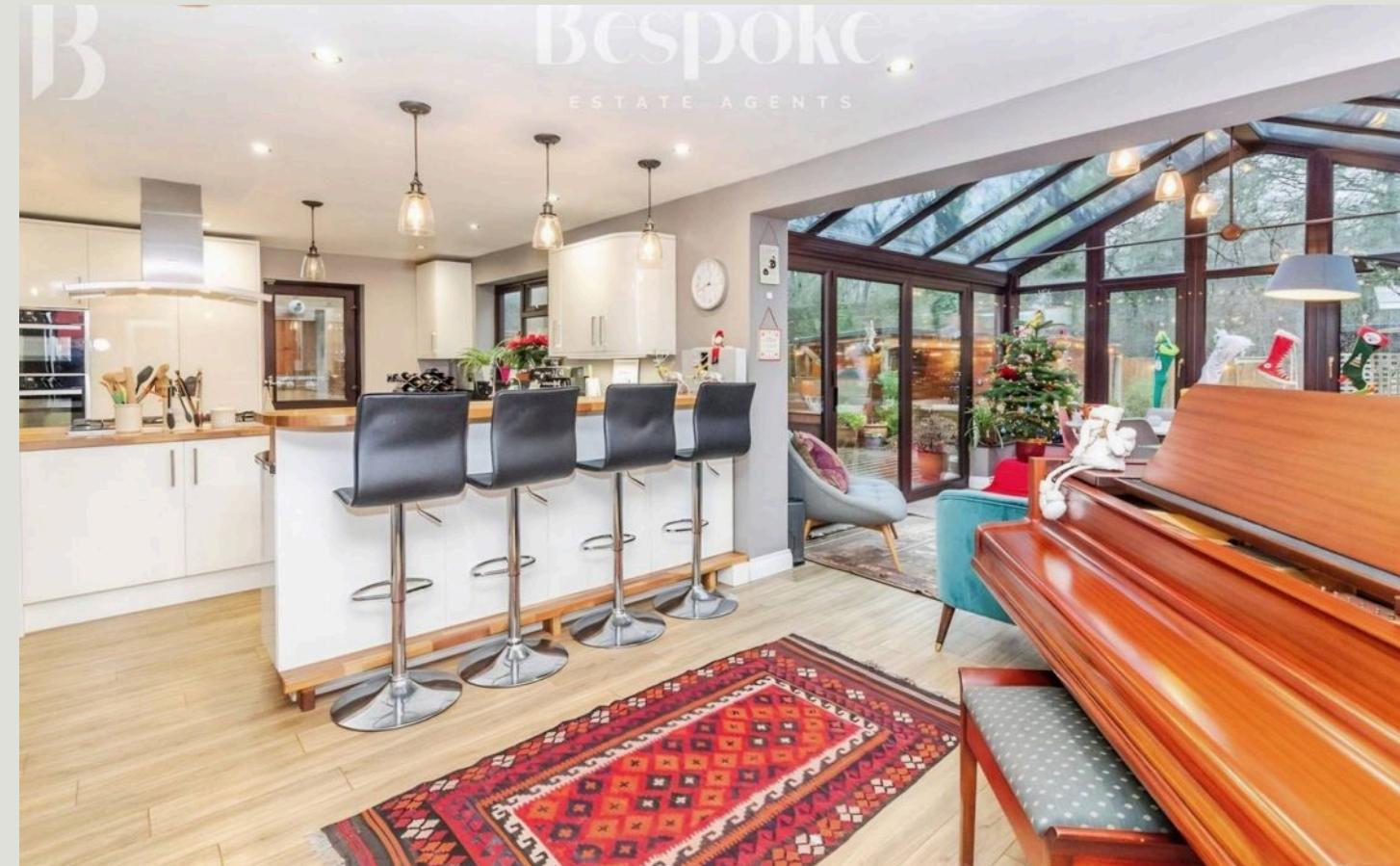
A contemporary and well-designed kitchen, finished with a comprehensive range of high-gloss units and contrasting dark worktops, creating a clean and modern look. The layout is centred around a substantial curved island with a solid wood work surface, incorporating a five-burner gas hob with a stainless steel extractor above and space for informal seating, making it ideal for everyday use and social occasions.

Integrated and space-efficient storage is provided throughout, with a range of fitted appliances including double ovens and an American-style fridge freezer. Pendant lighting and recessed ceiling spotlights provide excellent illumination, while wood-effect flooring flows seamlessly through the space. The kitchen opens through to the dining area beyond, creating a natural hub of the home, while windows to the rear and door to side allow in good natural light and offer a pleasant outlook.

Dining Room

13' 9" x 9' 10" (4.20m x 3.00m)

Positioned between the kitchen and conservatory, the dining area forms a natural continuation of the main living space and works equally well for everyday family meals or entertaining. There is comfortable room for a full dining table and chairs, with the layout benefiting from excellent natural light drawn through from the conservatory beyond. Recessed ceiling lighting and pendant fittings create a warm, inviting atmosphere in the evenings, while wood-effect flooring continues seamlessly from the kitchen, enhancing the sense of flow across the ground floor. The space also offers flexibility, easily accommodating additional seating or occasional furniture if required.



Conservatory

12' 2" x 13' 1" (3.70m x 4.00m)

A bright and impressive conservatory, designed as a true extension of the living space and enjoying a pleasant outlook over the rear garden. The room is constructed with a pitched glazed roof and full-height glazing, allowing natural light to flood the space throughout the day and creating a strong connection to the outdoors. There is generous space for both seating and dining furniture, making it a highly versatile room that works equally well as a family room, entertaining space or relaxed dining area. Pendant lighting and wall lights allow the room to be enjoyed year-round, while doors open directly onto the garden, enhancing the sense of flow between inside and out.

Study

8' 2" x 7' 3" (2.50m x 2.20m)

A practical and versatile ground-floor study, ideal for home working, hobbies or additional storage. The room features wood-effect flooring and neutral décor, with a window to the front providing natural light and a pleasant outlook. Built-in mirrored wardrobes offer excellent storage while also enhancing the sense of space and light, making the room feel larger than its footprint suggests. This flexible room works equally well as a dedicated home office, a quiet reading space or a useful occasional room to suit changing needs.

Laundry Room

A well-appointed and highly practical utility room, fitted with matching units and work surfaces to the main kitchen, creating a cohesive and considered finish. The room is arranged to accommodate laundry appliances and incorporates a traditional Butler-style sink, providing both character and everyday practicality. Additional worktop space makes this an ideal area for laundry tasks and storage, while the layout keeps day-to-day household functions neatly tucked away from the main living areas. A useful and well-finished supporting space that adds real convenience to family life.



First Floor Landing

A bright and well-proportioned first-floor landing providing access to four bedrooms, the family bathroom and the staircase rising to the second floor. Finished with soft carpeting and neutral décor, the space feels calm and well organised, with recessed ceiling lighting adding to the sense of light and openness. The layout works particularly well for family living, with bedrooms arranged conveniently around the landing while still offering a clear and logical flow between floors. Stairs continue up to the second floor, creating a natural separation between the main family accommodation and the upper-level bedroom suite.

Main Bedroom

13' 9" x 12' 10" (4.20m x 3.90m)

A generously proportioned principal bedroom, finished in soft neutral tones and enjoying a calm, restful feel. The room comfortably accommodates a double bed with bedside furniture, while a large window to the front provides good natural light and a pleasant outlook. Mirrored fitted wardrobes offer extensive storage and enhance the sense of space, while plush carpeting adds warmth underfoot. Discreetly positioned air conditioning ensures year-round comfort, and the room benefits from direct access to a modern en-suite shower room, creating a well-considered principal suite.

En-Suite

A contemporary en-suite shower room finished with sleek, modern fittings and a clean, neutral colour palette. The room features a generous walk-in shower with a glass screen and rainfall shower, alongside a wall-hung WC and a vanity unit with integrated storage and a modern basin. Large-format tiling enhances the sense of space, while a mirrored cabinet and recessed lighting add both practicality and a refined finish. A frosted window allows natural light to enter while maintaining privacy, creating a bright and well-designed en-suite that complements the principal bedroom perfectly.



Bedroom Three

12' 8" x 11' 6" (3.86m x 3.50m)

A bright and well-proportioned bedroom, currently arranged as a comfortable double room and finished with a mix of neutral and feature wall décor. The room enjoys a pleasant outlook through a front-facing window, allowing in good natural light and creating an airy feel. There is ample space for a bed and additional bedroom furniture, making this an ideal child's bedroom, guest room or flexible family space. Soft carpeting underfoot and a cheerful, personal feel make this a welcoming and versatile room suited to a range of needs.

Bedroom Four

10' 10" x 9' 10" (3.30m x 3.00m)

A bright and versatile bedroom, currently arranged as a combined home office and guest room. The space comfortably accommodates a full desk setup alongside a sofa bed, making it ideal for home working, older children or visiting guests. Built-in mirrored wardrobes provide excellent storage while also enhancing the sense of space and light. With a pleasant outlook and flexible layout, this room adapts easily to changing family needs.

Bedroom Five

10' 4" x 8' 2" (3.14m x 2.50m)

A well-proportioned and highly practical bedroom, currently arranged as a dedicated home office. The room comfortably accommodates multiple desk setups, making it ideal for those working from home, running a business or needing a quiet study space. A front-facing window provides natural light, while built-in shelving and storage solutions help keep the room organised and efficient. With its generous layout, this room could easily be adapted into a bedroom, study or hobby room to suit changing needs.

Bathroom

A stylish and well-appointed family bathroom finished with contemporary tiling and fittings. The room features a modern panelled bath with glazed screen, a wall-mounted vanity unit with integrated basin, and a concealed-cistern WC. A frosted window provides natural light while maintaining privacy, and recessed shelving adds both practicality and a sleek, uncluttered look. A smart, well-designed space that comfortably serves the first floor bedrooms.

Second Floor

Loft Room

14' 1" x 9' 10" (4.30m x 3.00m)

A bright and versatile loft room, filled with natural light from a skylight window and offering a calm, tucked-away feel. The sloping ceilings



Second Floor

Loft Room

14' 1" x 9' 10" (4.30m x 3.00m)

A bright and versatile loft room, filled with natural light from a skylight window and offering a calm, tucked-away feel. The sloping ceilings add character, while the open layout provides a range of potential uses, from a snug or reading room to a playroom, creative space or occasional guest area. Wood-effect flooring and built-in low-level storage enhance practicality, making this a valuable additional room that adapts easily to family life.

Bedroom Two

16' 1" x 14' 5" (4.90m x 4.40m)

A bright and characterful bedroom set within the roof space, featuring Velux windows to the rear that flood the room with natural light. The room offers excellent floor space for a double bed along with additional furniture, complemented by useful eaves storage and a warm, comfortable feel. A versatile room, ideal as a double bedroom, guest room, or creative space.

Bathroom

A well-positioned bathroom serving both Bedroom Two and the loft room, accessed via separate doors from each space. The room is fitted with a panelled bath, pedestal wash basin, and WC, with Velux roof window and additional frosted glazing providing natural light and ventilation. The layout works particularly well for guests or family use, offering a practical shared arrangement between the two upper rooms.





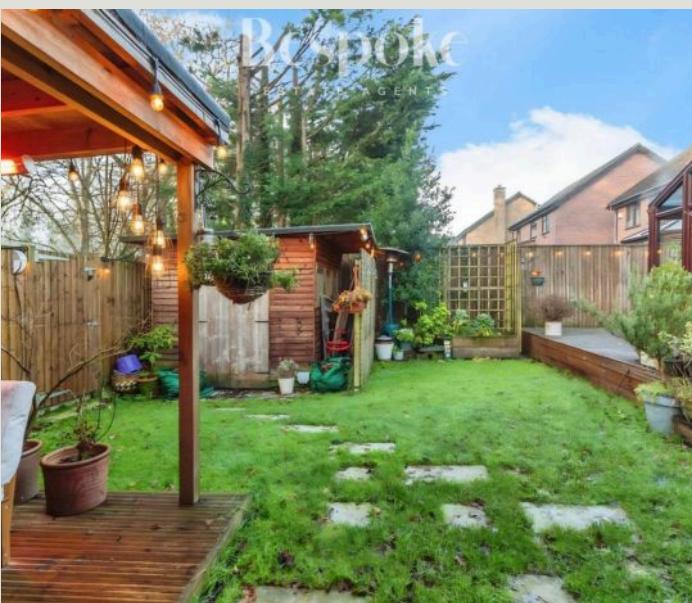
GARDEN

The rear garden has been thoughtfully landscaped to create a private and versatile outdoor space that backs directly onto Pearman's Copse, offering a wonderful sense of greenery and seclusion. A generous raised deck spans the rear of the house, providing the perfect setting for outdoor dining and entertaining, with steps leading down to a well-maintained lawn and additional seating areas. A standout feature is the impressive covered outdoor entertaining area, complete with lighting and built-in features, creating a sheltered space that can be enjoyed throughout the year. Whether used for relaxed evenings, hosting friends or family gatherings, this area adds a real extension to the living space. The garden is well-zoned, combining decked terraces, lawn and planted borders, with a useful garden shed for storage. Mature trees beyond the boundary enhance the outlook and privacy, making this an ideal setting for those who enjoy both entertaining and quiet moments in a natural environment.

DRIVEWAY

3 Parking Spaces

To the front of the property, a smart block-paved driveway provides generous off-road parking for several vehicles. The space is both practical and visually appealing, complementing the overall presentation of the home. An electric vehicle charging point has also been installed, offering added convenience and future-ready functionality for modern living.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io