

Copse Mead, Woodley, Reading, RG5 4RP



£1,095,000 Freehold

Completely Reading.

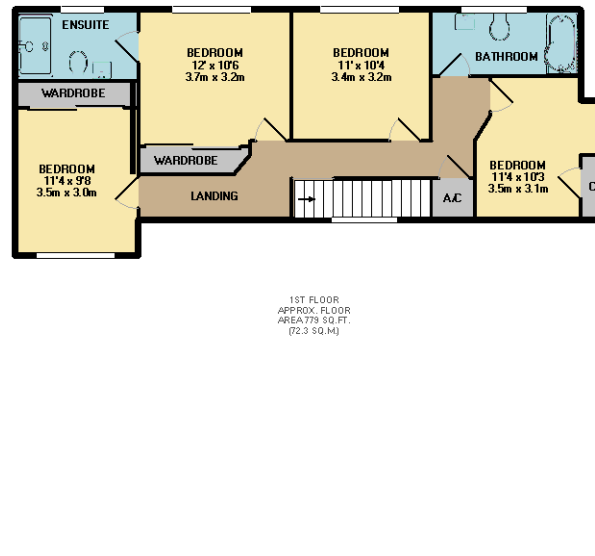
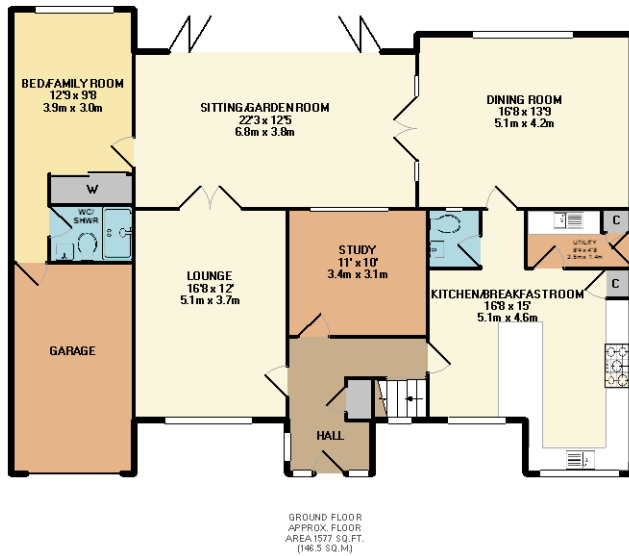


- A Delightful Extended Character Detached Property
- Select North Woodley Private Road Location
- Four/Five Bedrooms
- Three Bathrooms
- Four/Five Reception Rooms
- Fitted Kitchen With Granite Work Surfaces
- Approx 180ft Landscaped Rear Garden
- Garage Plus Ample Driveway Parking
- Downstairs Cloakroom And Utility Room
- Internal Inspection Is Most Highly Recommended
- Council Tax Band E



A delightful extended character residence situated in what is considered to be North Woodley's most premier location being within a private road of similar valued homes.

An internal viewing is the only way of fully appreciating this well presented family home which offers versatile accommodation with a potential bedroom five being on the ground floor with its own en-suite shower/wc. A particular feature of the property is an impressive 22' x 12' family/garden room with bifolding doors onto the patio with additional light coming from an ornate lantern roof window. The kitchen/breakfast room benefits from granite work surfaces and is finished to a high standard as have been the bathroom/shower rooms. The garden is a noteworthy feature of this property being approximately 180ft in length and delightfully landscaped with shaped lawns interspersed with flower, shrubbery and bush beds to include timber outbuildings. The property is located just a short distance from amenities to include Willow Bank Primary School, Waingels College, shops, main line railway stations and also access to the A329M/M4 motorways are approximately five to ten minutes drive away.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mathpix ©2017





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC	72	80

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC	66	74

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



Woodley Office

134 Loddon Bridge Road

Woodley RG5 4AB

T: 0118 969 7000

woodley@whiteknights.co.uk

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



Lower Earley Office 0118 931 0011
lowerearley@whiteknights.co.uk

Earley Office 0118 966 8655
earley@whiteknights.co.uk

Tilehurst Office 0118 942 0600
tilehurst@whiteknights.co.uk

Reading Office 0118 986 8888
reading@whiteknights.co.uk

Spencers Wood Office 0118 988 2011
spencerswood@whiteknights.co.uk

Lettings 0118 935 1004
lettings@whiteknights.co.uk

whiteknights.co.uk

Property Management 0844 682 2101
propertymanagement@whiteknights.co.uk