

## 1 THE SQUARE, SPENCERS WOOD, READING, BERKSHIRE, RG7 1BS



- Detached
- Four bedrooms
- Garage
- Driveway parking
- No onward chain
- EPC Rating C

**Asking Price £550,000 (Freehold)**

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SHINFIELD BRANCH ON 0118 988 5000**



[davistate.com](https://www.davistate.com)



## PROPERTY DESCRIPTION

Available to the market with no onward chain is this well cared for four bedroom detached family home, ideally located in Spencers Wood, and just 1.2 miles away from junction 11 of the M4 and 4.7 from Reading town centre. This wonderful family home features an entrance hall, living room, kitchen, separate dining room, a study, a conservatory, utility room, cloakroom, main bedroom with ensuite, a further three bedrooms, family bathroom, a detached garage, driveway parking, and a wrap around garden. EPC rating C.

## LOCAL INFORMATION

The picturesque village of Spencers Wood offers the perfect lifestyle balance. Rural living, with a welcoming community, surrounded by traditional pubs and countryside; with all the benefits and transport links of nearby Reading. With a rich history dating back to the 13th century, Spencers Wood retains the congenial atmosphere of a Berkshire village. A true sense of community has developed, enhanced by the annual carnival and a wealth of clubs and societies covering interests from sports to local history. The village provides for everyday necessities, with a Post Office, bakery and a local store together with tempting old-style pubs and eateries. Whilst traditional pleasures are presented in abundance; a walk in the woods, the open countryside, a chance for young children to run and explore and for families to take life at a gentler pace. The property is perfectly located to take advantage of a wealth of local rural and urban delights. There are numerous traditional and gastro pubs to discover in the area, as well as renowned fine dining options for more indulgent occasions including celebrated Michelin starred L'Ortolan in neighbouring Shinfield. The nearby town of Reading provides a huge choice of restaurants to suit every palate, from popular family favourites to more refined options. Reading is also known as one of the UK's top retail destinations, with The Oracle and the high street bringing together Debenhams, House of Fraser, John Lewis and Marks & Spencer along with a choice of independent boutiques too.



### ACCOMMODATION

On entering the property you will find yourself in the entrance hall with the kitchen and dining room to your left. To the right, there is a study and the lounge which opens into the conservatory. The utility room and a cloakroom can also be found on this floor. On the first floor you will find the main bedroom with an ensuite, a further three bedroom and the family bathroom.

### OUTSIDE SPACE

Outside the property boasts a wrap around garden, driveway parking for two cars and a garage.

### LOCAL AUTHORITY and SERVICES

Wokingham Borough Council Tax Band F.  
Mains, Gas, electric and water.





## **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

## **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

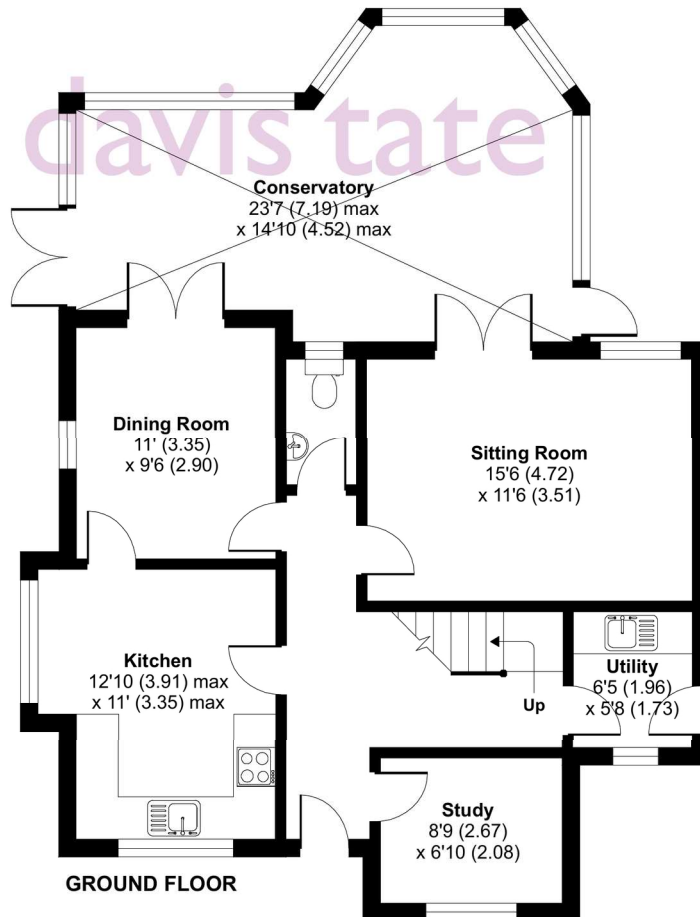
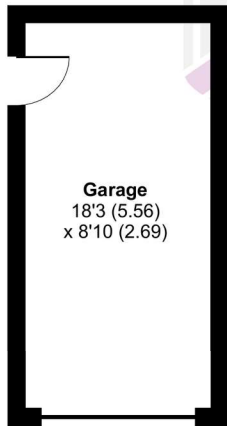
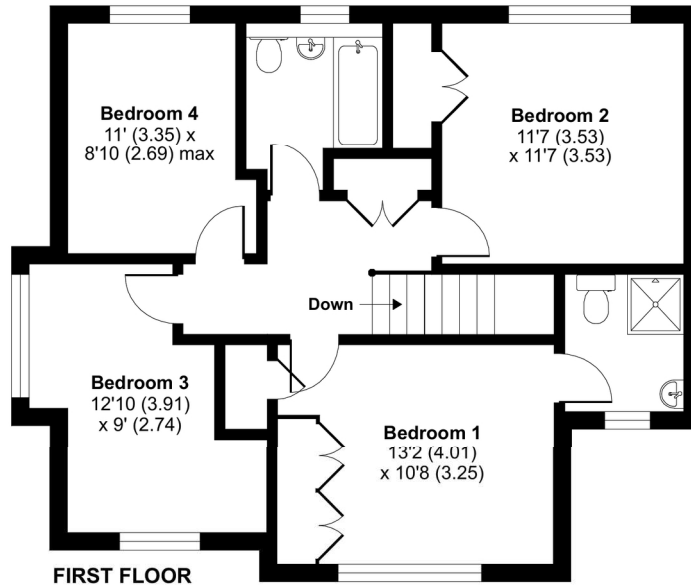
## **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1709 sq ft / 158.8 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1871 sq ft / 173.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 878761