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9 THE MANOR, SHINFIELD, READING, BERKSHIRE, RG2 9DP



- Prestigious location
- Cul de sac
- Triple Garage
- Driveway parking for six cars
- Shinfield Village
- Five double bedrooms

Offers Over £1,000,000 Freehold

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









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PROPERTY DESCRIPTION

Located in one of the most prestigious locations in Shinfield, this five-bedroom detached family home comes to the market for the first time in over 15 years. The property offers fantastic space throughout and overall spans 2856sq ft in total. On the ground floor there is an array of reception rooms including two sitting rooms, kitchen breakfast room with utility, dining room and a separate study. On the first floor there are five bedrooms, two en suites and a family bathroom. Situated in a quiet cul de sac location, the property offers a fantastic driveway with parking for multiple vehicles and a triple garage. To the rear there is a mature and well-maintained private garden. EPC Rating C

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with all its facilities in including superstores, a petrol station, take aways and restaurants. Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.











ACCOMMODATION

Upon entering the property you are met with the spacious entrance hall and the galleried staircase in front. There is access into each reception room from the entrance hall. The two reception rooms at the front of the house include the study on the right and living room on the left. To the rear of the house there is sitting room which has a feature fireplace which is the real focal point of the room and also French doors that open out on the garden. The dining room sits between the sitting room and kitchen breakfast room and is accessed from the main entrance hall, it does also feature a bay window that looks out onto the garden. The kitchen/breakfast room has doors that open into the garden and also benefits from an additional utility room. On the first floor there are five bedrooms, two of which both have their own en suite and there is also a family bathroom.

OUTSIDE SPACE

The rear garden is very private and not overlooked. It is very mature with plenty of trees and shrub lined boarders with plenty of colour throughout. There is a great amount of decking with seating areas and space for a BBQ. There is a side gate down the side with access to the front. In front of the triple garage there is parking for multiple vehicles.







LOCAL AUTHORITY and SERVICES Mains Gas, water and electricity Wokingham Borough Council Council Tax Band - G

























CONVEYANCING

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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.







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