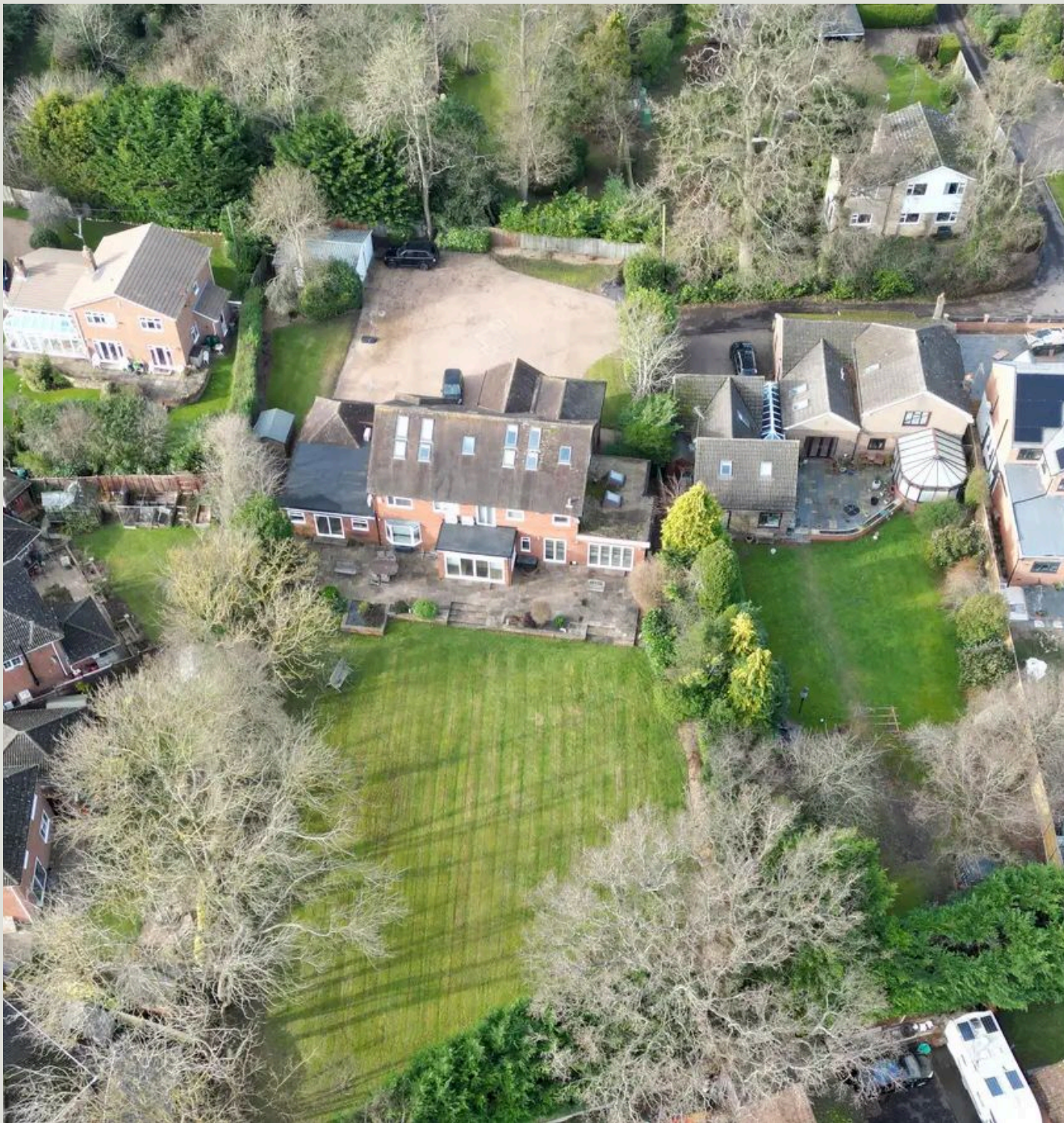




Bespoke

**Bespoke**  
ESTATE AGENTS

Beresford Oakside Way, Shinfield  
£1,650,000



## Beresford Oakside Way

Shinfield, Reading

Exceptional 7-bed detached house on a 0.74-acre plot. 5,000 sq ft of luxury, space, and functionality. Expansive, landscaped grounds. Stunning contemporary kitchen. Seven double bedrooms, four with en-suites. Two double garages and ample parking space. Potential for annexe. Magnificent enclosed garden. Private and secluded. Convenient location. Ultimate comfort and style. Don't miss out! Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Circa 5,000 Sq Ft of Accommodation
- Gated Entrance, 0.74 Acre Plot
- Stunning 29' Contemporary Kitchen
- Convenient Location, for Families & Commuters
- Air Conditioning to the Kitchen, Living Room & Several Bedrooms
- Two Double Garages Plus Parking For Several Vehicles
- Spacious & Adaptable, Including Annexe Potential
- Seven Double Bedrooms & Four En-Suites
- Private and Secluded Setting

### Reception Hall

The entrance hall, is a grand and welcoming space, designed to make a lasting first impression. As you step inside the vastness of this home unfolds before you, characterised by the high ceilings and abundance of natural light streaming through the large window. Double doors give access to the Living Room, further double doors to the simply stunning Kitchen Breakfast room. The dining room, home office and ground floor cloakroom all have direct access from the entrance.

### Cloakroom

Front aspect window, W.C. wash hand basin.

### Living Room

34' 8" x 22' 3" (10.57m x 6.79m)

A magnificent room, with views over the rear garden with feature bay window, further triple aspect box bay with French doors onto the rear patio and garden beyond.

### Family Room

21' 11" x 17' 1" (6.67m x 5.20m)

Rear aspect via twin picture windows and patio doors onto rear garden.

### Dining Room

17' 2" x 13' 11" (5.22m x 4.23m)

Front aspect, door to Kitchen Breakfast Room.

### Office

16' 3" x 10' 10" (4.95m x 3.30m)

Front aspect, door to inner hall.

### Kitchen Breakfast Room

26' 10" x 24' 5" (8.17m x 7.45m)

A stunning, recently refitted integrated kitchen, finished to a exemplary standard, the true heart of this home, with Bi-Folding doors onto the rear patio. As you would anticipate from the dimensions, a full size dining room table and chairs is easily accommodated, with further central island providing additional eating and seating area. Skylights enhance the natural light, bellowing into this wonderful room.

### Inner Hall

With its own direct access from the driveway, adding to the annexe potential of this wonderful home, with doors to Family





### Inner Hall

With its own direct access from the driveway, adding to the annexe potential of this wonderful home, with doors to Family room, office, second ground floor cloakroom and double garage.

### Second Cloakroom

W.C. Wash hand basin.

### First Floor Landing

A galleried landing, with access to bedrooms one, two, three and four, stairs to second floor, large built in storage cupboard, window to front.

### Principle Bedroom

15' 5" x 14' 0" (4.71m x 4.27m)

Rear aspect enjoying views over the rear garden, doors to dressing room and door to En-Suite

### Dressing Room

Rear aspect, a comprehensive range of fitted wardrobes.

### En-Suite

An impressive room with large walk in shower cubicle, matching twin sinks, W.C. window to rear, fitted storage cupboards.

### Bedroom Two

17' 6" x 10' 11" (5.34m x 3.34m)

Rear aspect, over looking the garden, door to En-Suite

### Bedroom Three

17' 2" x 14' 0" (5.22m x 4.26m)

Front aspect, a range of fitted wardrobes.

### Bedroom Four

12' 10" x 11' 3" (3.90m x 3.43m)

Front aspect, a range of fitted wardrobes.

### Bedroom Five

12' 7" x 10' 6" (3.84m x 3.20m)

Dual aspect with window to front and side.



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### **Bathroom**

Whilst certainly large enough to house a bath comfortably, currently has a walk in shower cubicle, hand basin, W.C. window to side.

### **Second Floor Landing**

Doors to bedrooms six and seven, Velux window.

### **Bedroom six**

18' 8" x 11' 7" (5.68m x 3.53m)

Velux windows, built in wardrobes, door to En-Suite

### **En-Suite**

Walk in shower cubicle, W.C. wash hand basin.

### **Bedroom Seven**

15' 7" x 11' 7" (4.74m x 3.53m)

Velux windows, door to En-Suite

### **Integral Double Garage**

18' 11" x 16' 4" (5.77m x 4.98m)

Roller shutter door, light and power, personal door to inner hall.

### **Detached Double Garage**

22' 6" x 18' 7" (6.85m x 5.66m)

Detached to the front of the property, with eaves storage.

### **Driveway**

#### **7 Parking Spaces**

Sweeping paved driveway providing ample off road parking for several vehicles, accessed via secure double gates and enjoying total seclusion and privacy.





Total floor area 532.4 m<sup>2</sup> (5,731 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox