



Bespoke
ESTATE AGENTS

Roseheath Sussex Lane
Guide Price £985,000



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Spencers Wood, Reading

Beautifully remodelled 4-bedroom detached chalet home positioned on a genuine private lane in Spencers Wood, set within 0.27 acre west-facing gardens with double garage and versatile family accommodation.

Council Tax band: G Tenure: Freehold EPC Rating: D

- Genuine private lane position in the heart of Spencers Wood, just moments from beautiful Berkshire countryside walks.
- Beautifully remodelled and extended detached chalet home set within mature west-facing gardens of approximately 0.27 acres.
- Versatile 205 sq m layout including four double bedrooms and four bathrooms, ideal for family or multi-generational living.
- Stunning covered outdoor entertaining terrace creating seamless indoor-outdoor living throughout the warmer months.
- Spacious sitting room with glazed doors opening directly onto the landscaped rear gardens and patio areas.
- Generous kitchen/breakfast room with ample dining space and direct access onto the west-facing gardens.
- Principal first floor bedroom suite with fitted wardrobes, en-suite shower room, a peaceful retreat
- Large gravel driveway providing extensive parking alongside a detached double garage with further potential.
- Planning permission previously granted for further extension and loft conversion under Wokingham ref: 222944.
- Quiet village setting offering the perfect balance of privacy, countryside surroundings and excellent access to Reading and the M4.

Entrance Hall

A bright and welcoming entrance hall creating an immediate sense of space and flow, with staircase rising to the first floor and access to the principal ground floor accommodation.

Living Room

23' 0" x 15' 0" (7.01m x 4.57m)

A superb dual aspect reception room designed for both relaxation and entertaining, featuring glazed doors opening directly onto the landscaped west-facing gardens and covered terrace.

Dining Room

15' 0" x 10' 6" (4.57m x 3.20m)

Accessed directly from the main living room, this well-proportioned dining room provides an ideal space for both formal dining and entertaining, with convenient access through to the utility room.

Kitchen/Breakfast Room

13' 6" x 12' 0" (4.12m x 3.66m)

The heart of the home, this spacious kitchen/breakfast room offers ample work surfaces, extensive storage, space for dining and direct access onto the rear decking and gardens.

Utility Room

10' 10" x 7' 6" (3.30m x 2.29m)

A practical separate utility/laundry room providing additional storage, appliance space. Door to leading to small enclosed garden which has a gate to main garden.

Inner Hall

Positioned between the bedroom accommodation and main living areas, the inner hall enhances the sense of flow throughout the home while creating a natural separation between the entertaining spaces and quieter bedroom accommodation.



Bedroom 2

17' 3" x 11' 9" (5.26m x 3.58m)

An exceptionally generous double bedroom enjoying a peaceful outlook across the mature gardens to the front, complete with fitted storage and a stylish en-suite shower room. Beautifully presented and filled with natural light, the room offers excellent versatility for family members or guests alike.

En-suite

A stylish and well-appointed en-suite shower room finished in contemporary tones, featuring modern sanitaryware and serving Bedroom Two, creating an ideal guest or secondary bedroom suite.

Bedroom 3

14' 2" x 12' 0" (4.32m x 3.66m)

A generous double bedroom positioned to the front of the property, benefitting from fitted wardrobes and its own stylish en-suite shower room. Beautifully presented and ideal for guests or family members seeking their own private space.

En-Suite

A stylish and well-appointed en-suite shower room featuring a walk-in shower, WC and wash hand basin, complemented by a side aspect window providing natural light and ventilation.

Bedroom 4/ Study

12' 0" x 10' 0" (3.66m x 3.05m)

A highly versatile room currently offering flexibility as either a fourth double bedroom, guest accommodation or a comfortable home office/study.

Bathroom

Well-presented family bathroom serving the ground floor accommodation, fitted with a modern suite and complementary tiling. Built in storage.



First Floor Landing

The first floor landing creates a peaceful separation from the main living accommodation below and provides access to the principal bedroom suite and first floor cloakroom. Filled with natural light, the space enhances the calm and private feel of the upper floor.

Bedroom 1

17' 2" x 13' 8" (5.23m x 4.17m)

An impressive principal bedroom suite enjoying a dual aspect outlook to the front and side, creating a bright yet peaceful retreat. The room benefits from built-in wardrobes and direct access to a stylish en-suite shower room.

En-Suite

A well-appointed en-suite shower room featuring a walk-in shower, wash hand basin and Velux window to the side aspect, allowing natural light to flood the space while enhancing the bright and airy feel.

Cloakroom

Fitted with a WC, wash hand basin and heated towel rail, this well-presented first floor cloakroom also benefits from a rear aspect window providing natural light and ventilation.





Front Garden

Approached via a genuine private lane, Roseheath enjoys a wonderfully secluded setting behind mature hedging and established planting. A substantial gravel driveway provides parking for multiple vehicles and leads to the detached double garage, while the beautifully landscaped front gardens create an immediate sense of privacy and arrival. Pathways bordered by mature shrubs, architectural planting and seating areas enhance the calm and welcoming feel of the approach to the property.

Rear Garden

The west-facing rear gardens are a standout feature of the home, thoughtfully landscaped to create a peaceful and highly private outdoor setting. Expansive lawned areas are complemented by mature borders, established trees and multiple seating spaces, while the substantial covered terrace provides an exceptional entertaining area seamlessly connected to the main living accommodation. Designed for both relaxation and socialising, the gardens enjoy sunlight throughout the afternoon and into the evening.

Double garage

2 Parking Spaces

Detached double garage positioned to the front of the property, providing excellent storage and secure parking alongside further potential for workshop space, hobbies or future conversion, subject to the necessary consents. The garage is complemented by an extensive gravel driveway offering ample parking for multiple vehicles.

Driveway

6 Parking Spaces

A substantial gravel driveway providing extensive parking for multiple vehicles and enhancing the property's strong sense of privacy and arrival. Framed by mature hedging and landscaped planting, the driveway leads directly to the detached double garage and beautifully complements the secluded setting of the home.





