



DENE CLOSE

PLAYHATCH • READING • RG4 9FB

HASLAM'S
1838
COLLECTION



INTRODUCING DENE CLOSE

PLAYHATCH • RG4 9FB

£950,000

Situated in the highly sought-after semi-rural hamlet of Playhatch, this delightful family home is right on the doorstep of the picturesque South Oxfordshire countryside.

Forming part of an exclusive development of just five homes built in 2021, this immaculately presented property offers 2,133 sq ft of contemporary living space, thoughtfully designed for modern family life.

The home features driveway parking with EV charger and single garage plus additional communal guest parking.

Downstairs there is a 20' living room with a classic wood burner as the focal point of the room, and a beautiful shuttered bay window.

At the heart of the home is the stunning 25' open-plan kitchen/dining/family room, perfect for everyday living and entertaining. Bifold doors open onto the garden, creating a seamless indoor-outdoor flow. A cloakroom, downstairs toilet and utility room complete the ground floor.

Upstairs there are four spacious bedrooms, with en-suites to both the principal and guest rooms.

The location offers great transport links with central Reading approximately 3 miles away, and 5 miles from Henley.

This popular address boasts a thriving community with several historic inns nearby, and the Thameside village of Sonning is a short walk away.





IN A NUTSHELL

Bedrooms 4 Reception Rooms 2

Bathrooms 3 Parking Spaces 2







Modern and
tasteful interior







THE OWNER'S STORY

This has been a very special home for us and was the perfect family home where we welcomed our first child.

The spacious layout and great outdoor space have been ideal for family life and entertaining. The house has been recently refurbished creating a fresh and modern space.

The location is peaceful yet incredibly convenient and being close to Reading, Henley-on-Thames, and Sonning, with excellent transport links via Twyford into London, has been a huge advantage.

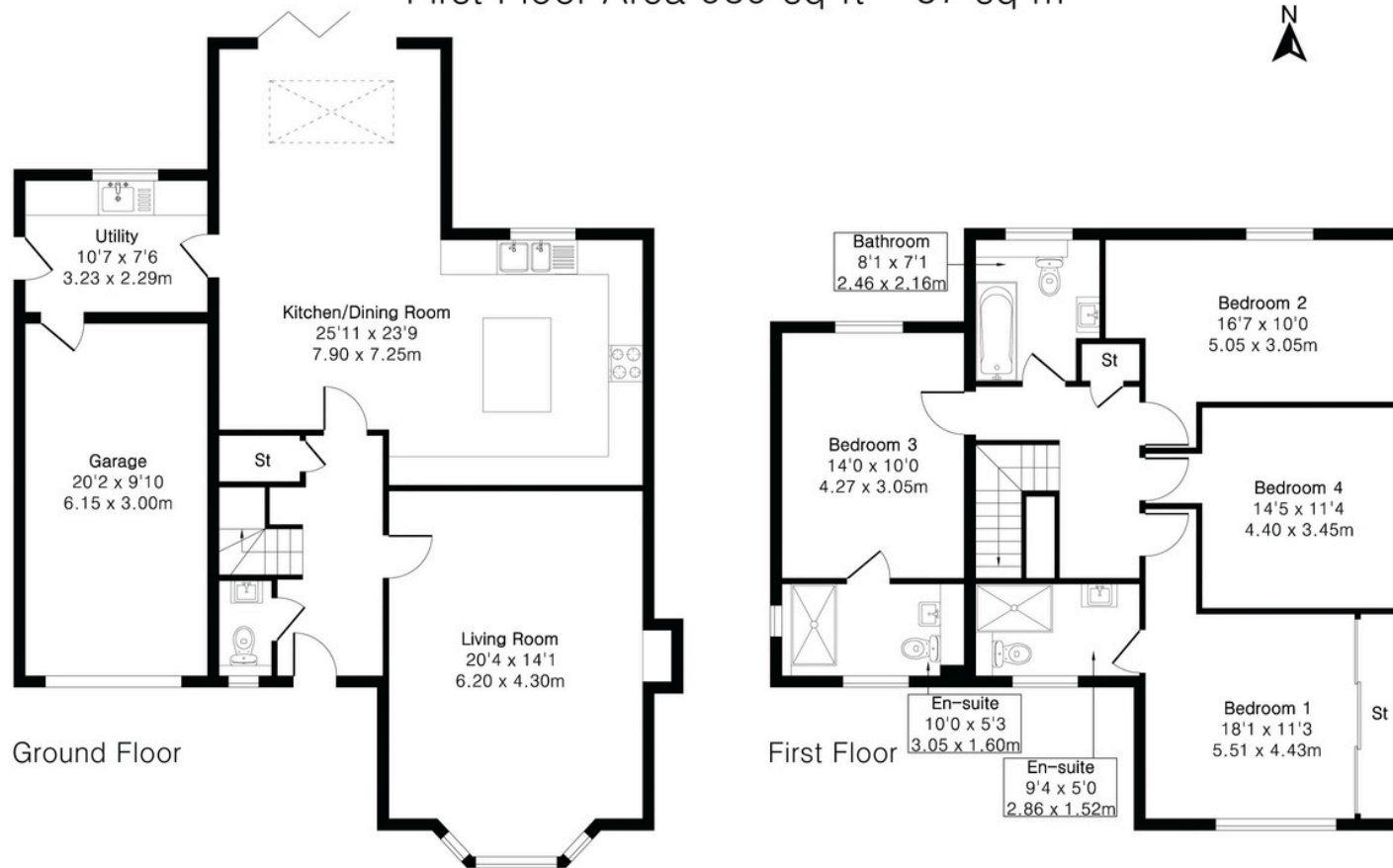
We've also enjoyed the great selection of local pubs, vibrant towns, and beautiful countryside walks right on our doorstep.

The friendly neighbourhood and excellent school catchment have made this an even more wonderful place to live.

Approximate Gross Internal Area 2133 sq ft - 198 sq m

Ground Floor Area 1194 sq ft – 111 sq m

First Floor Area 939 sq ft – 87 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

ADDITIONAL INFORMATION:

Parking

The property has a brick paved driveway parking with shared access for the neighbouring property and a single garage with additional communal parking spaces for shared use within the close.

The loft has been boarded to provide extra storage.

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – oil central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom): Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

AREA GUIDE PLAYHATCH

Transport

Playhatch is ideally situated near major road networks, with the M4 motorway just a 15-minute drive away, offering convenient access to London, Heathrow Airport, and the West Country. The A4 connects Sonning to Reading and Maidenhead, making trips between local towns easy.

Stations nearby include Twyford and Reading, which provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

Schooling

There are several prestigious schools in the area, making the village particularly attractive for those seeking a top-tier education. Schools include Reading Blue Coat School, The Abbey School and Shiplake College. For younger children, Sonning CE Primary School is a highly regarded primary school within the village.

Dining

Playhatch has a selection of high-quality dining options including The Crown, a popular spot known for its food and friendly atmosphere. The Coppa Club at The Great House in Sonning nearby also offers stylish all-day dining in a relaxed setting with riverside terraces and cosy interiors.



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