



**Bespoke** Celador, Greensward Lane, RG2 9JN  
ESTATE AGENTS

Guide Price £865,000





## Celador Greensward Lane

Arborfield, Reading

Exquisite 4-bed detached home on a spacious plot in a semi-rural setting. Features stylish decor, wood burner, modern kitchen, 3 en-suites, potential annexe, swimming pool, and sun terrace. Conveniently located near Reading and Wokingham. Perfect blend of luxury and comfort. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Third Acre Plot in Semi-Rural Setting
- Three En-Suites
- Refitted Kitchen onto 19' Family Room/Conservatory
- Spacious & Welcoming Entrance Hall
- Superb Decorative Order Throughout
- Flexible Accommodation With Potential For Annex
- Utility Room & Separate Cloakroom
- Garage and Ample Off Road Parking
- Easy Access to Reading & Wokingham
- Two Spacious Reception Rooms



### Canopied Porch

A covered porch, with double opening doors to entrance hall.

### Entrance Hall

A welcoming, spacious reception hall for greeting guests, wood flooring, light and bright with windows to both side, and those oh so impressive double opening doors. Further double opening glazed doors give access to the main living accommodation, an inner hall has doors to bedrooms two, three and four, built in storage cupboard, door to cloakroom.

### Cloakroom

A recently refitted white suite, with W.C. hand basin with tiled splash backs.

### Sitting Room

24' 0" x 18' 11" (7.32m x 5.76m)

A spacious room, yet still retains that warm a cosy feel thanks to the inglenook fire place with wood burner, wood flooring, double opening doors to dining room, large radiator. Open plan to kitchen.

### Dining Room

18' 8" x 13' 5" (5.70m x 4.09m)

Side aspect window, feature gas fire with wood burner effect, radiator, double opening doors to Conservatory/Family room, door to utility room, door to master bedroom.

### Kitchen

14' 0" x 11' 4" (4.26m x 3.45m)

A beautiful refitted kitchen, finished with a range of white gloss fronted units, including display cabinets, with work counters over and contrasting tiled splash backs, inset sink. Central island with inset sink units, storage cupboards under. Space for Rangemaster style 5 ring range over with hood over. Integrated fridge and freezer, integrated dishwasher. The real heart and hub of the home, being open plan to both the Conservatory/Family room as well as the living room. Tiled flooring which continues into the conservatory.







### Conservatory / Family Room

19' 7" x 13' 0" (5.96m x 3.96m)

A brick and Upvc constructed room under glazed roof, the perfect designed room for indoor/outdoor living, with French doors and further door on to garden terrace. Double radiator, single radiator, tiled floor.

### Utility Room

13' 5" x 4' 10" (4.09m x 1.48m)

Fitted with a range of units, work tops over, inset single drainer sink unit, space and plumbing for domestic appliances. Door to Garage.

### Bedroom One

15' 9" x 14' 11" (4.81m x 4.56m)

A dual aspect room with feature bay including French doors onto garden terrace, window to side. A large walk in wardrobe, radiator, door to en-suite.

### En-Suite

A recently refitted white suite, with walk in double width shower cubicle, contrasting coloured vanity unit with inset hand basin, storage cupboards, matching wall mounted storage cupboards, W.C. Towel rail, window to side. Beautiful wall panels.

### Bedroom Two

15' 1" x 12' 1" (4.59m x 3.69m)

Front aspect via twin picture windows, radiator, door to en-suite.

### En-Suite

Side aspect window. A recently refitted white suite with walk in corner shower cubicle, hand held and head shower over. Vanity unit with storage and inset hand basin, W.C. radiator.

### Bedroom Three

11' 9" x 10' 8" (3.58m x 3.26m)

Dual aspect room with window to rear over looking garden, door to side, radiator, door to en-suite.





### En-Suite Bathroom

Side aspect window. A fitted white suite with panel enclosed bath, shower over with shower screen, tiled wall surrounds, wash hand basin with tiled splash backs, W.C. radiator.

### Bedroom 4 /Study

8' 4" x 7' 11" (2.53m x 2.41m)

Feature sky light, radiator. Large enough to fit a single bed comfortably or perfect as a study/home office.

### Front Garden

A fully enclosed garden, accessed via 5 bar double gate, leading onto extensive brick paved driveway providing ample off road parking and leading onto garage. Side pedestrian access, various shrubs and bushes to the front to heighten privacy.

### Garden

With the entire plot of Celador extending to approximately a third of an acre, the garden is something to behold, backing directly onto open fields, and cleverly sectioned, with the perfect spot to be found for everything, entertaining, relaxing and unwinding. Immediately to the rear for the property is a large patio terrace, idea for bar b q's and alfresco dining. A pagoda leads onto the formal lawn, with flower and shrub beds, with path to the side leading to the summer house, and onto pool and sun terrace, to one side, and further Orchard garden beyond. A large hedge surrounds the sun terrace and pool to two sides, offering the sense of seclusion and privacy, wood deck surrounds the pool and leads to pool house. The orchard garden sides onto fields, and pergola leading back to the pool, various trees and gate leading onto vegetable garden. Set at the end of the plot the vegetable garden is a tranquil oasis, backing and siding onto fields.

### Garage

Single Garage

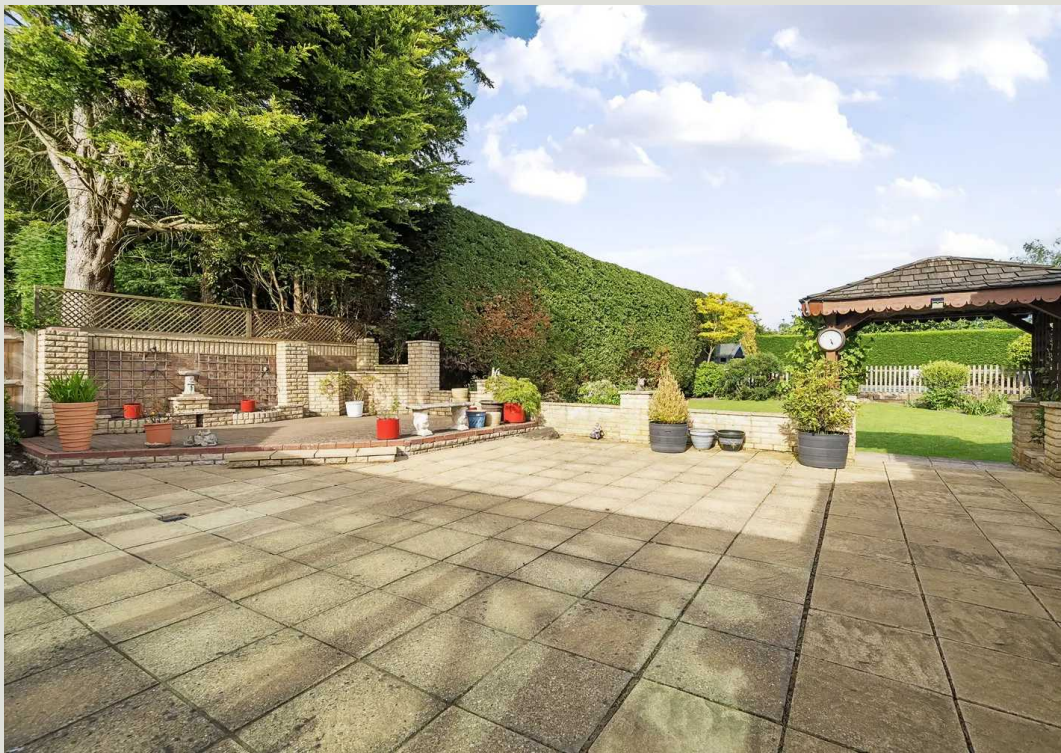
With twin opening doors, light and power, personal internal door to utility room.















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor Plan**  
Floor area 217.5 m<sup>2</sup> (2,341 sq.ft.)

TOTAL: 217.5 m<sup>2</sup> (2,341 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io