



**Bespoke**  
ESTATE AGENTS

111 Champlain Street, Reading  
Offers Over £1,000,000





## 111 Champlain Street

Reading, Reading

Luxurious lakeside living in Green Park Village! Stunning 4-bed detached house with private jetty, wrap-around balcony, spacious 28' kitchen/family room, Villeroy & Boch bathrooms, and excellent transport links. Enjoy tranquil outdoor space with westerly garden, covered patio, ideal for al fresco dining and entertaining. Integral garage, double driveway, and no chain. A perfect blend of comfort, luxury, and natural beauty.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Exceptional Lakeside House With Private Jetty On The Lake
- Highly Desirable Green Park Village Location
- Impressive wrap-around balcony leading from the living room to the master bedroom
- 28' Kitchen/Breakfast/Family Room
- Dressing Room & En-Suite To Principle Bedroom
- Integrated Garage and Double Driveway
- Villeroy & Boch Sanitaryware To Bathroom and En-Suite
- Excellent Links For Commuters Including Green Park Rail Station
- Beautiful Direct Views Of The Lake
- No Onward Chain Complications



### Entrance Hall

Stairs to 1st floor landing large built in under stairs storage cupboard double opening doors to kitchen dining room further doors to downstairs cloakroom and family room.

### Cloakroom

A modern fitted white suite comprising of concealed cistern WC vanity unit with inset sink storage under tiled floor with under floor heating.

### Family Room

17' 11" x 11' 3" (5.46m x 3.43m)

Front aspect via feature box Bay, window under floor heating.

### Kitchen Dining Room

28' 3" x 12' 9" (8.61m x 3.89m)

Kitchen area is a simply stunning individually designed shaker style kitchen with a range of matching eye and base level units with stone worktops over, mirrored upstands and splashbacks. Integrated 5 ring gas hob with built in single oven and hood over integrated microwave, integrated fridge and freezer integrated, dishwasher, LED task lighting to underside of wall cabinets. Ample space for dining room table and chairs underfloor heating bi folding doors to covered patio area, ideal for alfresco dining and that inside outside life style. Door to utility room.

### Utility Room

8' 11" x 6' 6" (2.72m x 1.98m)

Fully fitted shaker style kitchen units with laminated worktops and upstand, door to side, door to garage.

### Landing

Doors to Living room master bedroom built in double with airing cupboard door to side balcony further stairs to 2nd floor.

### Living Room

19' 3" x 15' 0" (5.88m x 4.58m)

Rear aspect via picture window with magnificent views across the lake further window and door onto wrap around balcony, perfect for entertaining, relaxing, or al fresco dining.







### Bedroom One

13' 3" x 12' 4" (4.04m x 3.76m)

Front aspect via window and doors onto front balcony area further door to dressing room and door to en-suite.

Dressing room has a range of wall to wall, floor to ceiling fitted wardrobes.

### En-Suite

A beautiful Villeroy & Boch fitted suite with wall hung porcelain basin with surface mounted chrome Crosswater mixer tap, double width walk in shower cubicle, Villeroy & Boch wall mounted WC with soft close seat and cover, chrome dual push plate and concealed cistern. Towel rail, window to front.

### Second floor landing.

Doors to bedrooms and family bathroom, window to side.

### Bedroom Two

19' 3" x 12' 4" (5.87m x 3.76m)

Front aspect, walk in wardrobe.

### Bedroom Three

13' 9" x 9' 11" (4.19m x 3.02m)

Rear aspect with wonderful views over the lake.

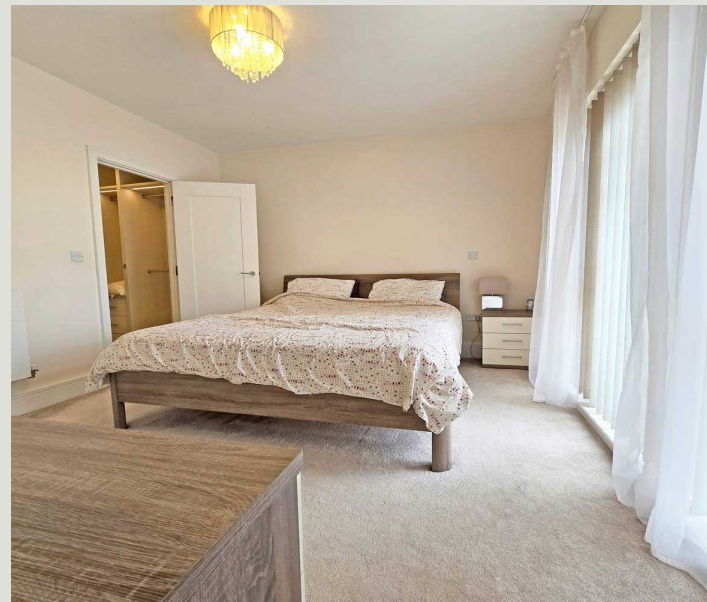
### Bedroom Four

9' 11" x 9' 0" (3.02m x 2.74m)

Rear aspect with wonderful views across the lake.

### Family Bathroom

A stunning Villeroy & Boch white suite with wall hung porcelain basin with surface mounted chrome Crosswater mixer tap, Villeroy & Boch wall mounted WC with soft close seat and cover, chrome dual push plate and concealed cistern. Contemporary bath fitted with Crosswater chrome finished handheld set and thermostatic mixer. Walk in double width shower cubicle. Bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting, Chrome heated towel radiator.





### Rear Garden

Enjoying a westerly aspect is this private enclosed garden with lakeside private jetty. Immediately to the rear of the dining room is a covered large patio area ideal for entertaining and alfresco dining leading onto mainly laid to lawn garden further steps and gate to private jetty making the most of the idyllic lakeside setting.

### Front Garden

The front of the property is an open plan garden with path to front door, driveway leading to garage providing off-road parking, further driveway to side providing additional off road parking, various flower and shrub beds.

### Garage

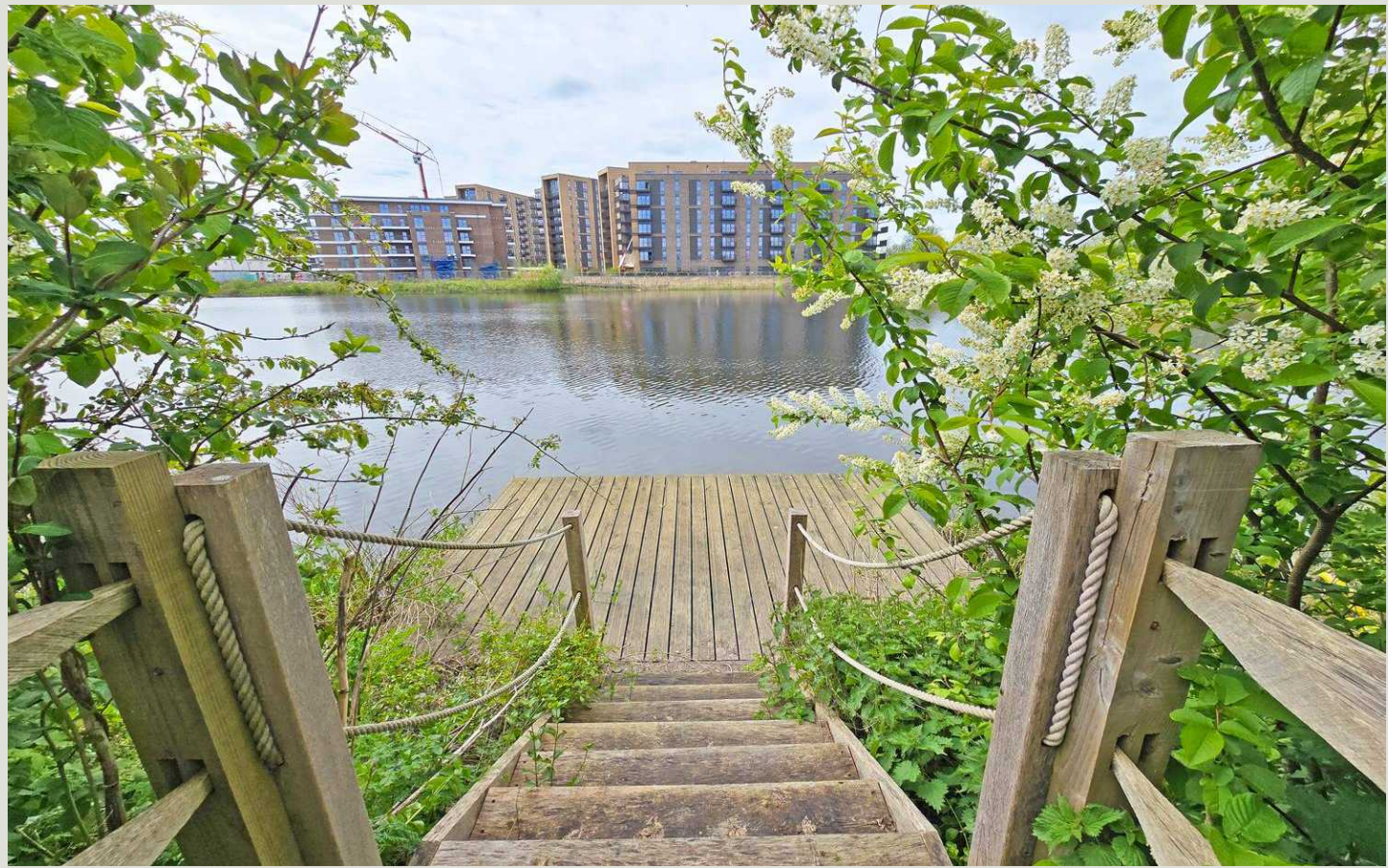
Single Garage

Integral Garage with up and over door lights and power personal door to utility room.

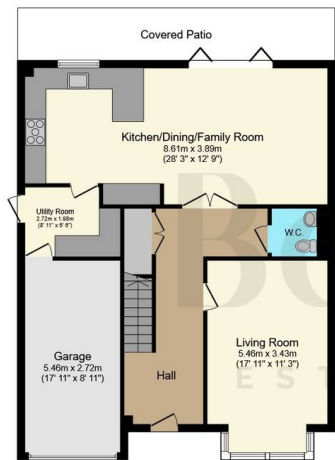
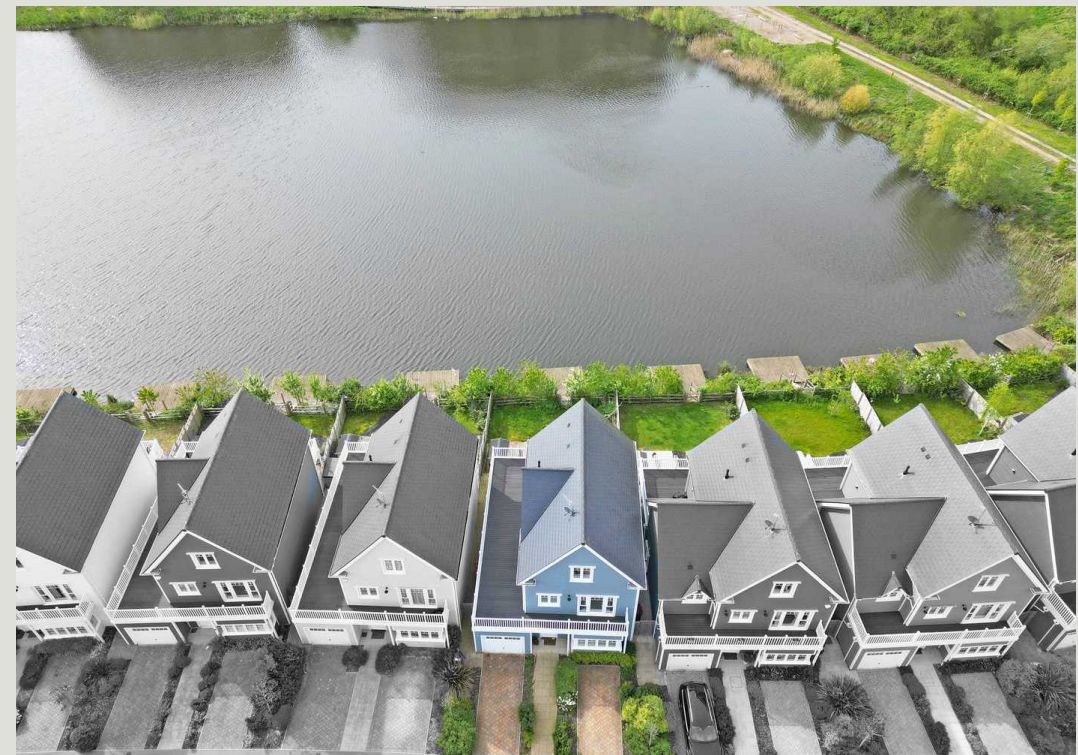
### Driveway

2 Parking Spaces

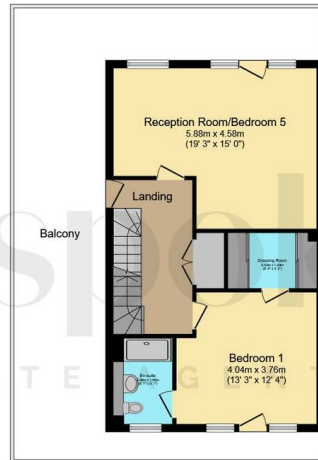
Driveways provide off road parking there is also allocated visitor parking situated throughout the development.



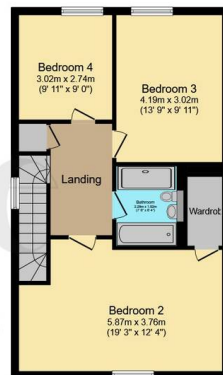




**Ground Floor**  
Floor area 91.1 m<sup>2</sup> (981 sq.ft.)



**First Floor**  
Floor area 58.6 m<sup>2</sup> (631 sq.ft.)



**Second Floor**  
Floor area 58.6 m<sup>2</sup> (631 sq.ft.)

TOTAL: 208.4 m<sup>2</sup> (2,243 sq.ft.)

This floor plan is for illustrative purposes 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

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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		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>		
(55-68)	<b>D</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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	