



Bespoke
ESTATE AGENTS

Plot 9 Oakwood Place
£600,000



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Spencers Wood

Impressive 4 Bed Detached House in serene Spencers Wood setting. High-quality kitchen, modern bathrooms, private garden, garage, EV charging point, close to amenities & countryside. Ideal modern living.

- 14 Acres of Open Space The development includes expansive open areas, promoting outdoor activities and community engagement.
- Close Proximity to Village Amenities Situated in the heart of Spencers Wood, offering easy access to local shops, schools, and services.
- Garage and Driveway Parking Includes a garage and additional driveway parking, EV charger, providing secure off-road parking and storage options.
- High-Quality Kitchen Features integrated appliances, including an oven, hob, fridge-freezer, dishwasher, and washer/dryer.
- Contemporary Bathrooms Fitted with modern sanitaryware, stylish tiling, and heated towel rails.
- Excellent Transport Links Proximity to the M4 and Reading, offering easy access for commuters.
- Comprehensive Warranty Includes a 2-year warranty from a 5* HBF house builder and a 10-year Premier Warranty, providing peace of mind.
- Flexible Living Spaces The open-plan Kitchen design and additional rooms cater to various lifestyle needs.
- Energy Efficiency Equipped with solar panels and an electric vehicle charging point, promoting sustainable living.
- Private Garden A well-sized garden accessible from the kitchen/dining area, ideal for outdoor activities and relaxation

Entrance Hall

A welcoming space providing access to the main living areas, with stairs leading to the first floor, large built in storage cupboard, ideal for hiding those coats and shoes out of view, further storage cupboard.

Living Room

16' 3" x 11' 1" (4.95m x 3.39m)

Situated at the front of the property, this generous living area offers ample space for relaxation and family gatherings.

Kitchen Dinning Room

16' 6" x 15' 3" (5.04m x 4.66m)

Located at the rear, this modern kitchen features high-quality fittings and integrated appliances. The dining area, adjacent to the kitchen, is perfect for family meals and entertaining. French doors open directly onto the garden, seamlessly blending indoor and outdoor living.

Utility Room

Conveniently positioned off the kitchen, providing additional storage and laundry facilities.

Cloakroom

Includes a WC and washbasin, offering convenience for guests.

Landing

Provides access to all bedrooms and the family bathroom, with additional storage available.

Bedroom One

15' 0" x 11' 1" (4.58m x 3.39m)

A spacious double bedroom featuring fitted wardrobes and a private en-suite shower room.

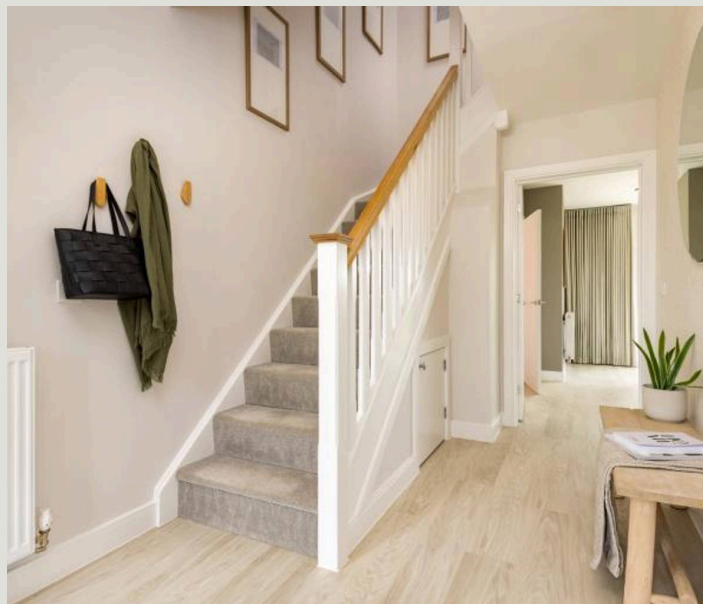
En-Suite

Features a modern shower enclosure, washbasin, and WC, finished with contemporary fittings.

Bedroom Two

10' 10" x 9' 11" (3.29m x 3.01m)

A well-proportioned double bedroom suitable for family members or guests.





Bedroom Three

11' 5" x 10' 10" (3.49m x 3.30m)

Another comfortable double bedroom offering flexibility in use.

Bedroom Four

10' 10" x 8' 1" (3.29m x 2.47m)

A versatile single bedroom that can serve as a child's room, guest room, or additional study space.

Bathroom

Elegantly designed and equipped with contemporary fixtures and fittings, bath with shower screen and shower over, W.C. pedestal wash hand basin, towel rail.

Garden

Paved patio area leads onto lawn garden. Gate providing personal pedestrian access.

Front Garden

Open plan, with path to front door, lawn area.

Garage

Single Garage

Attached to the side of the property, with up and over door, eaves storage, light and power. door to utility room.

Driveway

1 Parking Space

Driveway parking with EV charging point.

NB. Photos are of the show home and for illustration purposes only

