



Little Sandford Sandford Lane,
Hurst, Reading, RG10 0SU
Price guide £2,350,000



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Sandford Lane, Hurst

Presenting a captivating family residence nestled within expansive grounds accessible via a meandering driveway, this property epitomizes luxury living. Boasting over 5,656 square feet of meticulously crafted space, it features seven bedrooms and four ensuite bathrooms, each exuding elegance and comfort. Thoughtfully updated by the current owners, this home offers a seamless blend of modern convenience and timeless charm.

Upon entry, a grand oak staircase beckons in a spacious foyer, leading to the reception areas. Natural light floods the interior, accentuating the airy ambiance of the open family room, gym, and bi-fold doors that spill onto the patio and poolside oasis. A bespoke study awaits, ideal for productive work sessions, while the 21-foot living room dazzles with an electric projector and blinds, flowing effortlessly into the dining space. The ground floor boasts tiled flooring with underfloor heating, culminating in a sizable kitchen/dining haven crowned by a generous island.

The master suite reigns supreme, centrally positioned and adorned with a dressing room and ensuite featuring a luxurious walk-in shower. Three additional double bedrooms boast their own ensuites, complemented by two more double bedrooms and a single. A fully tiled family bathroom completes the upper level, offering indulgent relaxation.

Enhanced by a plethora of amenities, including a swimming pool, pool house, detached garage, and expansive lawns enveloping the property, this home is an entertainer's delight. Security is paramount, with a comprehensive system in place, alongside app-controlled lighting and underfloor heating for utmost convenience. Ample parking and a lengthy driveway add practicality, while the serene surroundings beckon exploration and leisure.

Situated within the coveted school catchment areas of Forest School, Hurst C of E Primary School, and Reddam School, this abode offers not just a residence but a lifestyle enriched by its proximity to Dinton Pasture.



Entrance hall

Step into the grand entrance adorned with exquisite Italian marble tiles, offering access to the reception rooms and a charming oak staircase ascending to the first floor.

Family room / Gym

Positioned at the front, large windows illuminate a fully equipped gym area featuring custom wall mirrors and audio/downlighting tailored to enhance your workout experience. Complemented by a Sonos sound system seamlessly integrated throughout, the tiled floor with underfloor heating ensures comfort and luxury at every stride.

Study

Indulge in the bespoke charm of the study, meticulously crafted with custom-made desks and cupboards, offering ample room for multiple workstations. With a delightful view overlooking the garden.

Cloakroom

Accessed from the entrance hall, fully tiled with WC and wash hand basin.

Living room

This dual-aspect room has plenty of natural light, courtesy of a large front-facing window, illuminating its spacious interior. Equipped with an electric projector and blinds, it transforms effortlessly into a lavish cinema room for ultimate entertainment. Enhanced by underfloor heating, this space ensures comfort.

Dining room

Adjacent to the living room, with seamless access to the garden through patio doors, creating a fluid indoor-outdoor living experience. Enhanced with underfloor heating, it provides year-round comfort. Convenient access to the kitchen completes the functional layout of this inviting space.

Kitchen / breakfast room

Discover an open-plan kitchen, fully equipped to inspire culinary creativity. The expansive island offers seating for a couple of stools, perfect for casual dining or entertaining. Adorned with a Range master cooker, wine fridge, and dishwasher, this culinary haven provides all the amenities. Ample space allows for a sizable ten-seater table, ideal for hosting. Utility room access provides practicality and convenience with provisions for a washing machine and dryer, storage space and a sink for functionality.

Master bedroom, dressing room and ensuite

This sanctuary is adorned with plush carpeting, offering a serene oasis for relaxation. A walk-through dressing room leads the way to a fully tiled ensuite, complete with a walk-in shower, WC, and wash hand basin, ensuring both comfort and convenience in a stylishly appointed space.

Bedroom 2 and ensuite

At the distant end of the residence lies a spacious 23-foot bedroom boasting dual aspect, flooding the room with natural light, accentuated by double windows at the front. An ensuite, fully tiled for a sleek finish, features a corner shower, WC, and wash hand basin, offering both functionality and sophistication.

Bedroom 3 and ensuite

At the opposite end of the property, this room enjoys dual aspect and Velux windows, bathing the space in natural light and accentuating its airy ambiance. Enhanced by lofty ceilings, the ensuite exudes luxury with its fully tiled design, featuring a bath, shower, WC, and wash hand basin for ultimate comfort and convenience.

Bedroom 4 and ensuite

This room welcomes ample natural light through its expansive window, creating a bright and inviting atmosphere. With generous space for relaxation or personalization, it offers a comfortable retreat within the home. The ensuite, fully tiled for a sleek finish, features a corner shower, WC, and wash hand basin, ensuring both style and functionality for convenience.

Bedroom 5

A great size double bedroom in the eaves.

Bedroom 6

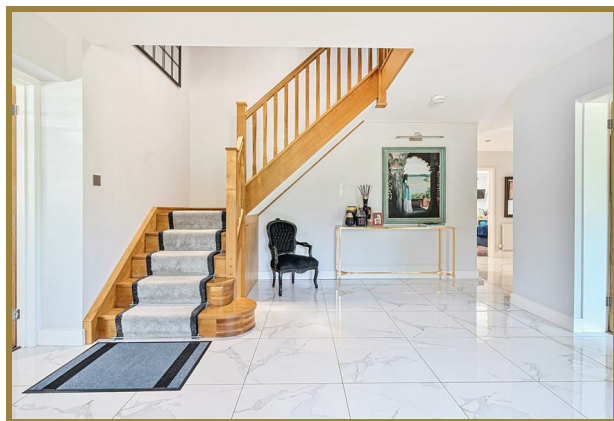
A further double bedroom in the eaves, currently used as a snug and relaxation room.

Bedroom 7

In the centre of the house, located at the top of the stairs, the smaller room in the house, but still plenty of space.

Family Bathroom

A bathroom adorned with elegant tiling throughout, offering a luxurious space complete with a bath, wash hand basin, shower, and WC for your comfort and convenience.



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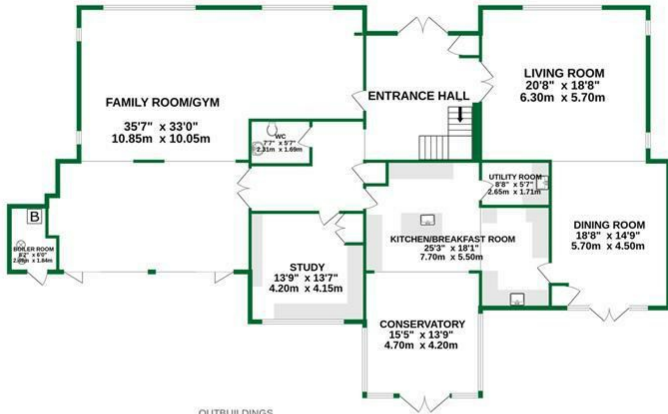
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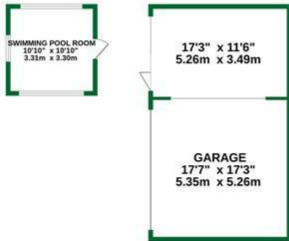
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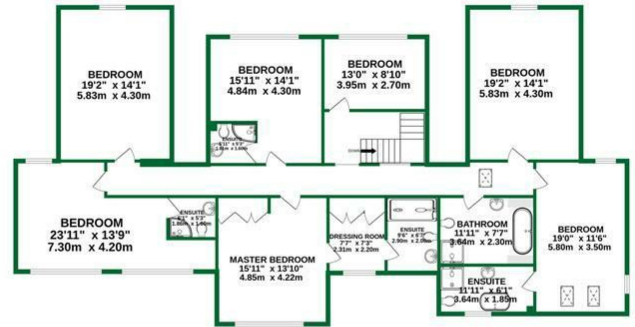
GROUND FLOOR
2819 sq.ft. (261.9 sq.m.) approx.



OUTBUILDINGS
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
2218 sq.ft. (206.1 sq.m.) approx.



TOTAL FLOOR AREA : 5656 sq.ft. (525.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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