



BERESFORD

Oakside Way, Shinfield, Reading, RG2 9BJ



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes



# BERESFORD

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Discover the charm of Beresford, a seven bedroom detached residence positioned in the sought-after Oakside Way within Shinfield. Nestled beyond electric gates at the seclusion of a private driveway on a substantial plot spanning approximately 0.75 of an acre, this property offers generously proportioned and meticulously designed interiors.





## GROUND FLOOR

The ground floor encompasses an imposing entrance foyer, which leads you to the lounge, a home office, a beautiful reception room, a cloakroom and the heart of the home; the incredible open plan kitchen diner.





# GROUND FLOOR

The kitchen features a central island, integrated appliances, air conditioning, as well as under-floor heating. The generous sized room offers a sitting area with a TV, a dining table set for eight, complemented by three sets of French doors out onto the south-facing gardens. The space is flooded with natural light; perfect for entertaining family and friends.





## GROUND FLOOR

The lounge is again flooded with natural light with multiple windows and patio doors out to the back. It's an incredible space for the family, a perfect entertainer's home or for a large family. This room also offers an air conditioning unit for those hot summer days.



## GROUND FLOOR

The third reception room is an extremely versatile space which could be utilised as a playroom, a gym, or even a separate snug area.





## GROUND FLOOR

The home office provides space for a double desk and plenty of storage throughout.



## GROUND FLOOR

Beresford is a property that keeps on giving, the attached annex is a fantastic area with a separate entrance that comprises a movie room, a toilet and further storage. This space could be utilised into a further bedroom for relatives or guests.





# FIRST FLOOR

Ascending to the first floor, you'll find a spacious gallery landing leading to a principal suite comprising a dressing area, a deluxe en-suite bathroom with a double sink and another air conditioning unit.

There are a further four bedrooms, one with en-suite, and a family bathroom that offers utility facilities.





## SECOND FLOOR

The second floor hosts two further bedrooms, each accompanied by an en-suite bathroom.





# OUTSIDE

The rear garden boasts a substantial manicured lawn, a generous sized patio, and an array of mature trees and shrubs. Additionally, there is a detached double garage.







## LOCATION

Positioned in a tranquil yet convenient locale, Beresford enjoys proximity to local retail outlets, esteemed educational institutions such as Crosfields, Leighton Park, and The Abbey, as well as an array of amenities. With easy access to Reading town centre and the M4 motorway, this property epitomises superior family living.

Beresford is situated on the secluded Oakside Way, just off Shinfield Road. The charming village of Shinfield lies within a five-mile radius of Reading town centre and offers a village green, recreational spaces, pubs, and shops. For extensive shopping options, residents can venture to the vibrant market town of Wokingham or Reading town centre, with ASDA and Marks and Spencers conveniently located in Lower Earley, less than two miles away.

### LOCAL SCHOOLS:

- Crosfields School (0.2 miles)
- Leighton Park School (1.4 miles)
- Shinfield Primary School (1.7 miles)
- St. Joseph's College (1.9 miles)
- The Abbey (1.9 miles)
- Oakbank Secondary School (2.3 miles)
- Kendrick School (2.4 miles)
- Reading School (2.4 miles)
- Reading Blue Coat (4.1 miles)

### TRANSPORT

- Access to the M4 via junction 11
- Winnersh Station (4 miles)
- Reading Station (4.5 miles)
- Wokingham Station (6 miles)



# GENERAL INFORMATION

## SERVICES

Main gas, electric & water. CCTV operating.

## TENURE

Freehold

## LOCAL AUTHORITY & TAX BAND:

Wokingham Borough Council, Council Tax Band: G

## VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners with Damion Merry, 07369 211 735, damion@luxurypropertypartners.co.uk

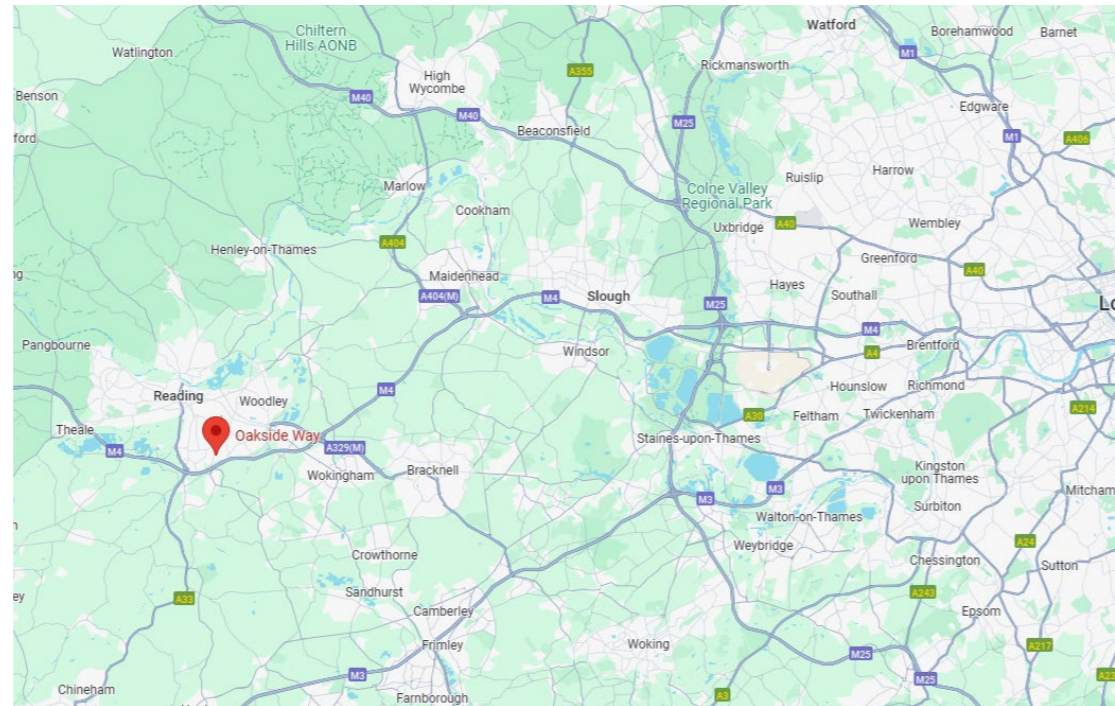
## AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## BULLET POINTS:

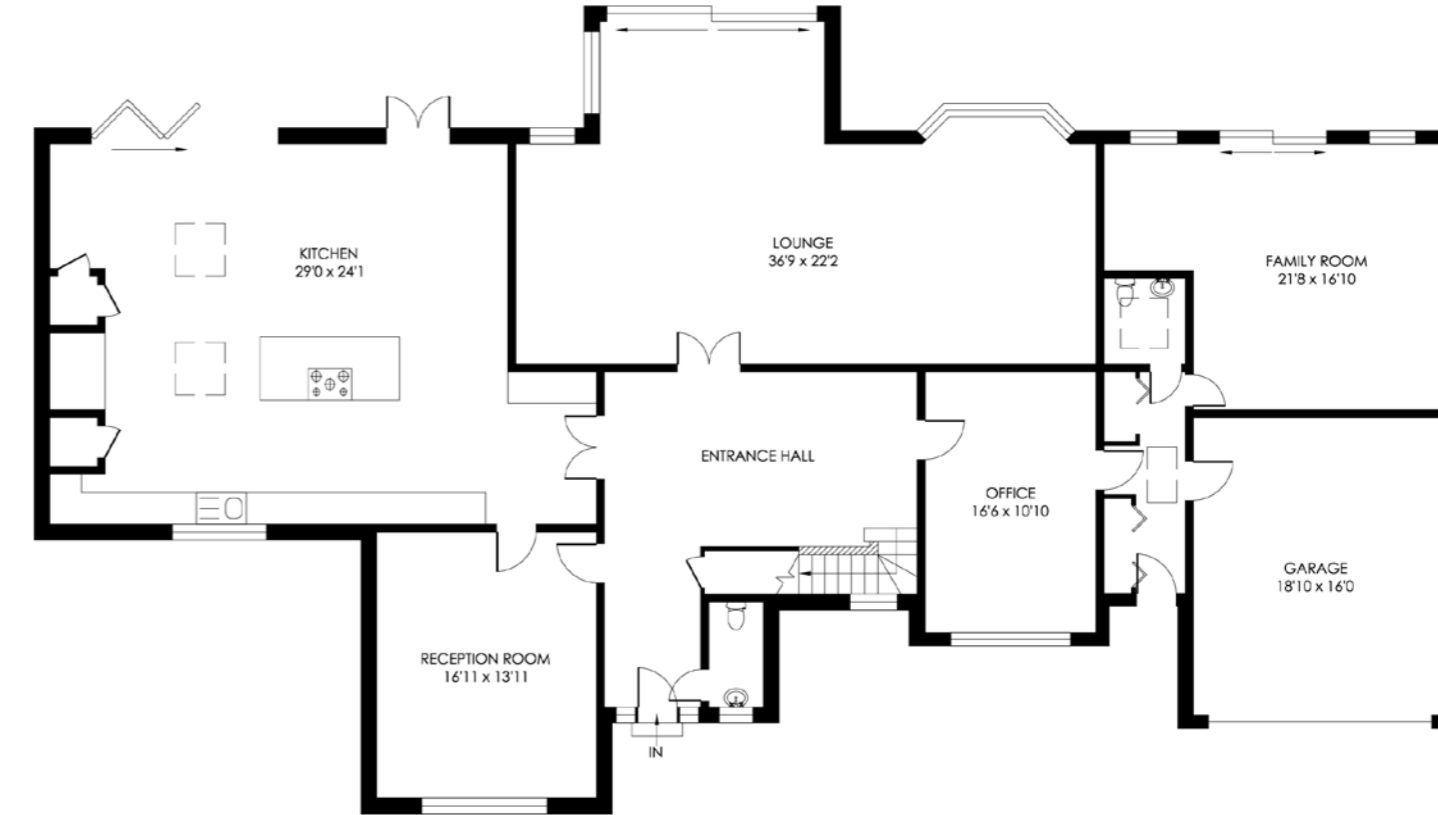
- Seven Bedrooms
- Five Bathrooms
- Approximately 5,000 sq ft of Living Accommodation
- Desirable Location
- Vast Garden
- Separate Double Garage and Attached Garage
- Large Driveway
- Potential to Incorporate an Annex
- Close to Local Amenities and Transport Links
- Freehold | Council Tax Band: G | EPC: C

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>76 C</b>	<b>80 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# GROUND FLOOR

BERESFORD



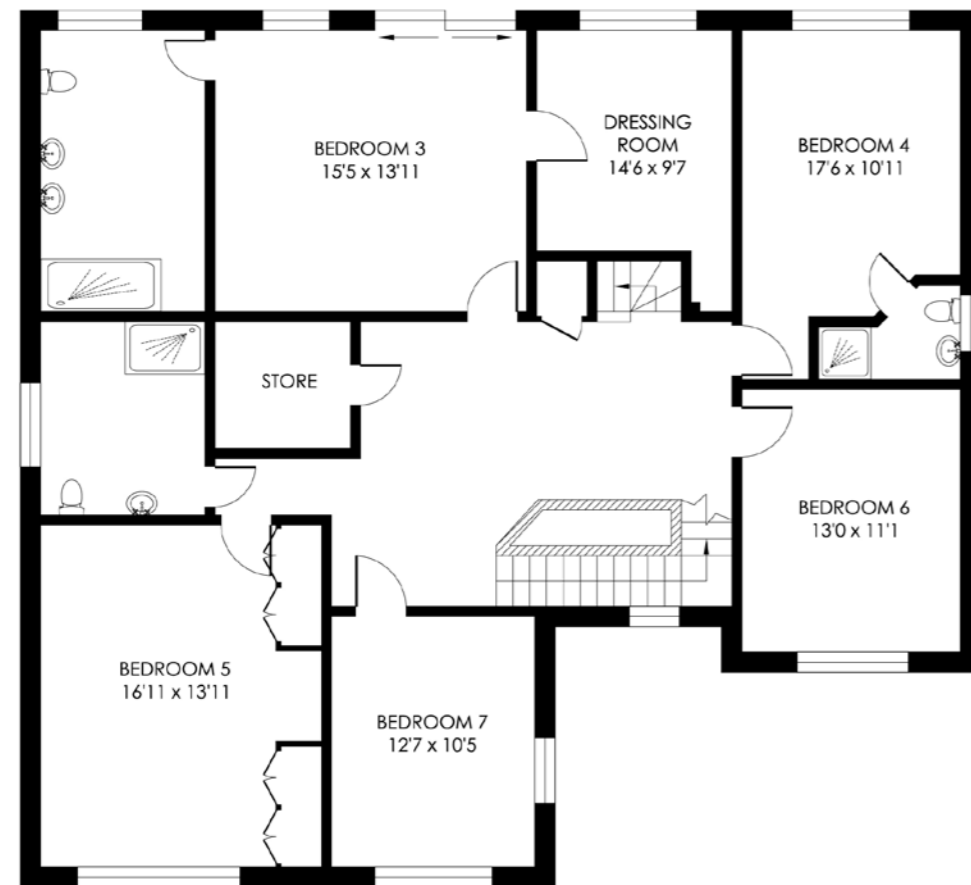
GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 GROUND FLOOR : 2485 SQ FT  
 TOTAL AREA : 2485 SQ FT



# FIRST FLOOR

BERESFORD

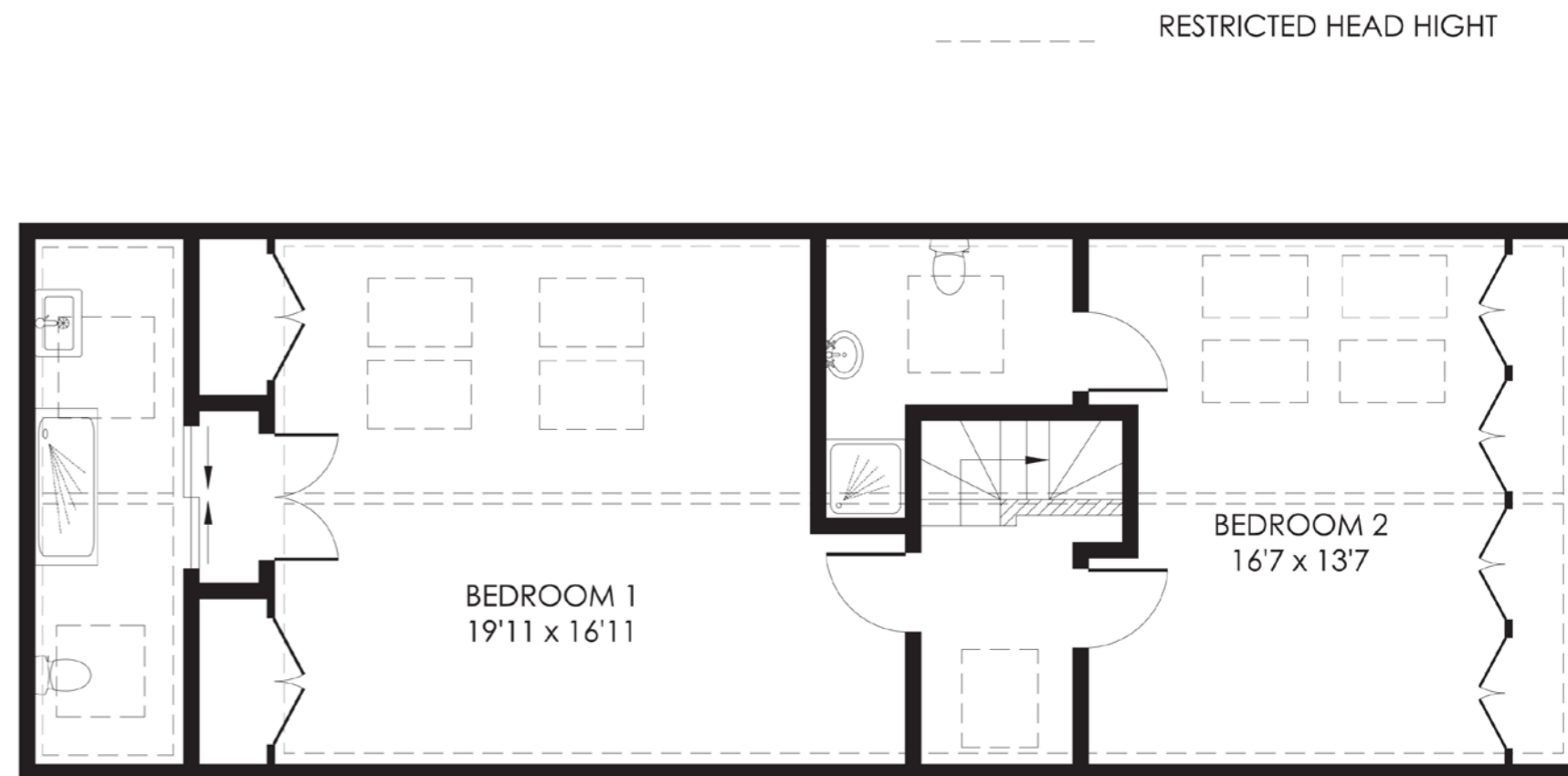


FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
FIRST FLOOR : 1650 SQ FT  
TOTAL AREA : 1650 SQ FT

# SECOND FLOOR

BERESFORD



LOFT

APPROXIMATE GROSS INTERNAL FLOOR AREA  
LOFT : 816 SQ FT  
TOTAL AREA : 816 SQ FT





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#### Important Notice

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