



sansome  george

10 Dairy Grove, Three Mile Cross, Reading, Wokingham, RG7 1FS
Offers In Excess Of £535,000 Freehold

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Residential Sales & Lettings

- Modern Four Bedroom Detached Home
- Front Aspect Living Room
- Rear Aspect Kitchen/ Diner
- Family Bathroom
- Detached Garage & Ample Driveway Parking

- Show Home Condition Throughout
- Ground Floor Cloakroom
- En Suite Shower Room To Bedroom 1
- Landscaped Rear Garden
- Situated In A Exclusive Cul-De-Sac

An immaculate detached home built circa 3 years ago (with 7 years still remaining on NHBC builders guarantee) situated in a exclusive cul-de-sac on the fringes of the suburb of Three Mile Cross, bordering open countryside yet within a simple short commute of the Junction 11 of the M4 Motorway and the A33 Basingstoke Road linking the M3 Motorway. Local amenities within minutes walk include well regarded primary and secondary schools, a wealth of facilities in Ryeish Green Sports Hub, plus local shops and pubs in the neighbouring Spencers Wood plus further services in Shinfield just 1.5 mles away.

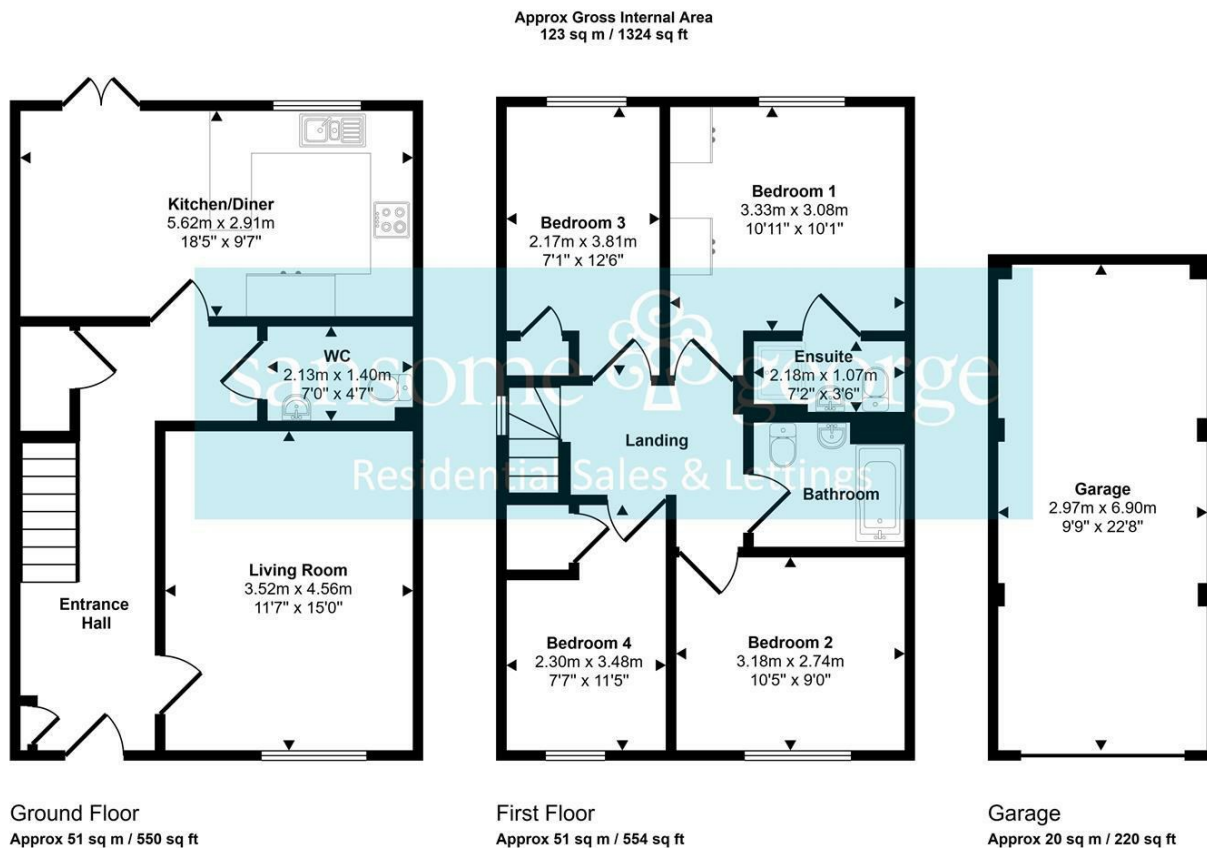
Beautifully maintained throughout and offering 1100 sq. ft. (102 sq. m.) of accommodation, the property is approached via a lawned frontage with shrub beds and path leading to the front door. A driveway to the side of the property provides parking for 2 cars, access to the single garage and with a useful gate to the rear garden. The spacious entrance hall has stairs rising to the first floor and doors to all ground floor rooms comprising cloakroom, front aspect living room and a separate well appointed kitchen/diner with integrated appliances (oven, hob, fridge, freezer, washing machine and dishwasher) and French doors opening to the rear garden. Stripped wood effect flooring throughout provides great continuity and practicality. On the first floor, the side aspect landing has doors to 3 separate well proportioned bedrooms and a three piece bathroom. Bedroom 1 features fitted wardrobes and also boasts an en-suite shower room. Outside, the enclosed level rear garden is laid mainly to lawn with a raised planted flower/shrub beds and a secluded deck seating area plus a paved patio also spans the rear of the property.

This highly sought after home must be seen to be appreciated, please contact Sansome & George Estate Agents at your earliest opportunity to discuss this fantastic property in more detail or to arrange a viewing appointment.

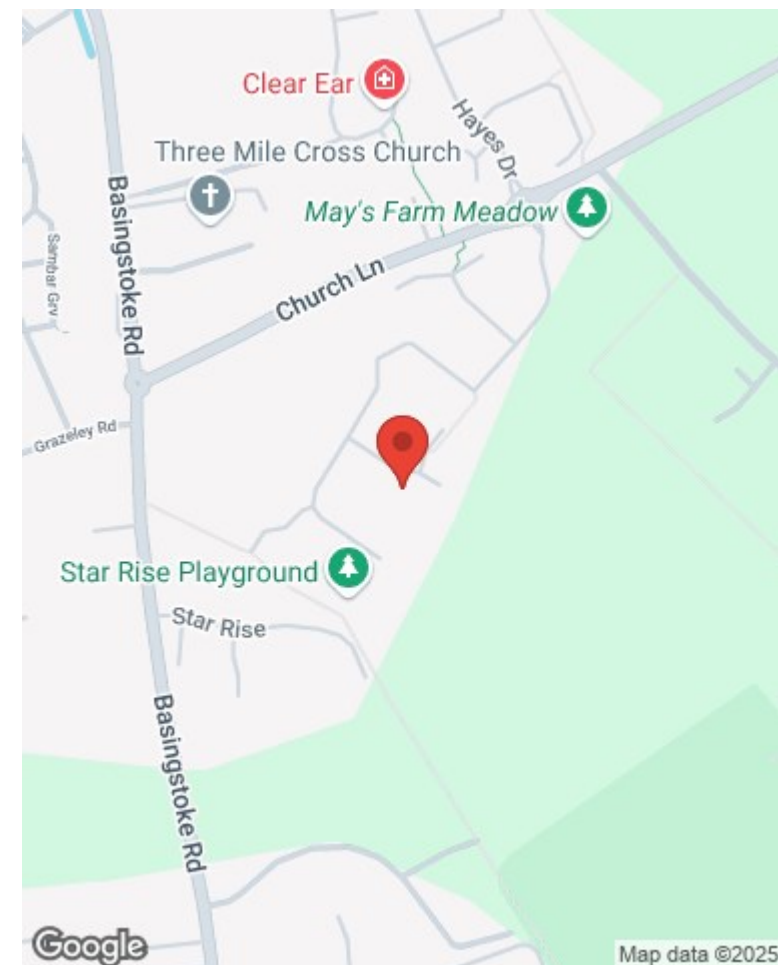
Annual Service Charge:- Circa £220 per annum (2024/2025)

Wokingham Borough Council - Band E





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Misrepresentation and Misdescriptions Acts

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