

Offers In Excess Of £475,000

Freehold

- · Extended Family Home
- Two Bathrooms
- Beautifully Finished
- FPC C

- Four Bedrooms
- Garden Studio
- Freehold
- Council Tax Band C

We are pleased to present this beautifully finished four bedroom extended family home located in popular South Goring. The property offers a bright open family living space with large kitchen island and full width doors to the garen. On the ground floor there is also the benefit of a utility room, W.C and four bedroom with en-suite shower room. Upstairs offers three further bedrooms with a family bathroom. In the garden stands a fully insulated cabin perfect for a home office or extra entertaining area and to the front of the property is a large drive for multiple cars. It is located close to local schools, shops and transport links with Goring train station a short walk away. Internal viewing advised.







Entrance Hall

ComposiTe front door with obscured double glazed windows to both sides, opening to kitchen/diner, stairs to first floor.

Lounge Area 10'5" x 14'8" (3.19 x 4.48)

Feature fireplace with inset wood burner and granite hearth, wood effect flooring, underfloor healing, double glazed bay window to front.

Kitchen / Diner 19'0" x 16'4" (5.81 x 4.98)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink with mixer tap over, integrated fridge/freezer, dishwasher and AEG double combi oven with microwave and warming drawer below, full height patio doors to garden, double glazed skylight above kitchen island, wood effect flooring, underfloor heafing.

Utilitu Arec

Range of matching floor and wall units with inset stainless steel sink with mixer tap over, wall mounted combi boiler, space and plumbing for washing machine and tumble drier, wood effect flooring, obscured double glazed window to side, storage cupboard under stairs housing gas and electric meters as well as the underfloor heating manifold.

III C

Low level W.C, wall mounted wash hand basin with mixer tap over, part filed walls, obscured double glazed window to rear, wood effect flooring.

Bedroom Four 14'10" x 6'7" (4.53 x 2.01)

Measurements to include built in wardrobes. Built in wardrobes offering hanging and shelving, double glazed window to front, access to shower room, wood effect flooring with underfloor healing.

Shower Room

Double shower cubical with thermostatic shower, low level W.C, wall mounted wash hand basin and mixer tap over, vertical radiator, tiled walls and floor, obscured double glazed window to side.

First Floor Landing

Loff access with pull down ladder, double glazed window to side.

Bedroom One 13'7" \times 9'8" (into bay) (4.16 \times 2.96 (into bay)) Double glazed bay window to front, radiator.

Bedroom Two 9'11' x 10'5' (3.04 x 3.19)

Double glazed window to rear, radiator

Bedroom Three 6'6' \times 7'11' (1.99 \times 2.42)

Double glazed window to front, radiator.

Bathroom

White bathroom suite. PVC panelled bath with thermostatic shower and glass screen over, low level W.C, wall mounted wash hand basin with mixer tap over, filed walls and floor, obscured double glazed window to rear, heated towel rail.

Rear Garden

Mainly laid to lawn with patio area, garden shed to rear of cabin, flower and shrub borders with fenced surround, rear and side access gate to front of property.

Garden Cabin 12'5" x 22'4" (3.79 x 6.83)

Timber construction with filed felt roof, fully insulated to all sides, power and lighting, full height double french doors to garden with two further double glazed windows to both sides.

Front Garden

Mainly laid to block paving with parking for multiple cars, low level retaining front wall, various flowers and shubs bordering with feature tree.



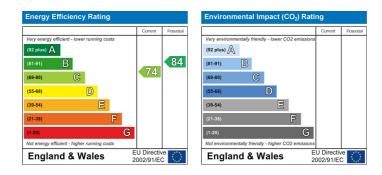








Total area: approx. 134.0 sq. metres (1442.1 sq. feet)



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