

**sansome
& george**

SANSOME
& GEORGE



High Fields Church Road, Mortimer West End

Reading

In Excess of **£850,000**

High Fields Church Road

Mortimer West End, Reading

Sansome & George – A substantial and beautifully positioned detached family home extending to approximately 2,951 sq ft, offering four double bedrooms, four reception rooms, excellent parking and a large double garage, set within the sought-after village of Mortimer West End. Offering an impressive amount of accommodation rarely found in a four-bedroom home, this spacious property provides the perfect combination of comfortable family living, entertaining space and the opportunity to enjoy countryside lifestyle. The generous accommodation extends to approximately 2,951 sq ft, with four well-proportioned double bedrooms. Two of the bedrooms are particularly spacious and each benefit from its own en-suite bathroom, offering an excellent degree of privacy and flexibility for family members or guests. The ground floor provides an abundance of versatile living space, with four reception rooms which can be arranged to suit individual requirements. Whether used for relaxed family living, formal dining, entertaining or working from home, there is considerable flexibility throughout the property. A dedicated study/home office is particularly suited to modern working requirements. The modern fitted kitchen forms a practical heart to the home and is complemented by a large utility room and two downstairs W.C.s, providing the level of everyday practicality expected from a substantial family property. Outside, the property continues to impress. A large gravel driveway provides parking for numerous vehicles and leads to the substantial double garage, which benefits from an inspection pit – an especially useful feature for anyone requiring additional workshop or vehicle maintenance space. The garden provides a pleasant setting, whilst one of the property's most appealing features is the countryside. The location also offers a wonderful sense of community and traditional village life. The popular Red Lion country pub is within walking distance, offering home-cooked meals and country ales, whilst the local village cricket club is situated right on the doorstep. Together with the surrounding countryside, these features create a particularly attractive setting for those looking to enjoy a more relaxed pace of life. The property is exceptionally convenient for commuters. Mortimer railway station provides services to Reading, with fast trains to London Paddington and Basingstoke provides rail services to London Waterloo. The result is a rare combination of substantial living accommodation, generous outdoor space, excellent parking and garage facilities, access to countryside and a traditional village lifestyle, whilst remaining within easy reach of London. Properties offering





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High Fields Church Road

Mortimer West End, Reading

- Substantial detached family home extending to approximately 2,951 sq ft
- Four generous double bedrooms, two are particularly spacious with private en-suite facilities
- Four versatile reception rooms
- Fitted kitchen
- Large utility room
- Two downstairs W.Cs
- Dedicated study / home office
- Large double garage with inspection pit
- Generous gravel driveway with parking for numerous vehicles
- No Onward Chain - Book your viewing today



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Floor 0



Floor 1



Approximate total area⁽¹⁾

2951 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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