

bespoke Estate Agents

13 St. Legers Way, Riseley

£850,000



13 St. Legers Way

Riseley, Reading

A spacious four-bedroom detached Cala home in Riseley, featuring a principal suite with Juliet balcony and dressing room, two en-suites, a sociable kitchen/dining/family space, separate sitting room and study. An enclosed garden, two garages and generous driveway parking complete this versatile family home.

Council Tax band: G Tenure: Freehold EPC: C

- Spacious four-bedroom detached Cala home, offering a thoughtfully designed layout for family life.
- Sociable kitchen with a central island and breakfast seating, opening into the dining and family space.
- Light-filled family room with a roof lantern and French doors opening onto the garden.
- Principal suite with Juliet balcony, separate dressing room and private en-suite.
- Generous second bedroom with its own en-suite, ideal for guests or growing families.
- Separate sitting room with garden access, providing a comfortable retreat for quieter evenings.
- Dedicated bay-fronted study, ideal for working from home without compromising bedroom space.
- Two garages, including an integral garage accessed from the hall, offering storage, hobby or gym space.
- Enclosed rear garden with a lawn and paved terraces for outdoor dining, relaxing and entertaining.
- Solar panels, an EV charger and generous driveway parking, combining everyday convenience with features suited to modern living.

Hallway

A welcoming introduction to the home, with pale wood-effect flooring and a staircase finished with a timber handrail and white balustrades. There is room for a console table and those everyday essentials, while the layout connects the main living spaces without having to pass through another room.

Sitting Room

14' 5" x 13' 3" (4.39m x 4.04m)

Soft green tones give the sitting room a relaxed feel, with space for generous sofas and occasional furniture. French doors open onto the garden, bringing natural light into the room and making it easy to enjoy the outside on warmer days. Separate from the kitchen and family space, this is somewhere to settle down with a film or enjoy a quieter evening.

Home Office

11' 1" x 10' 5" (3.39m x 3.18m)

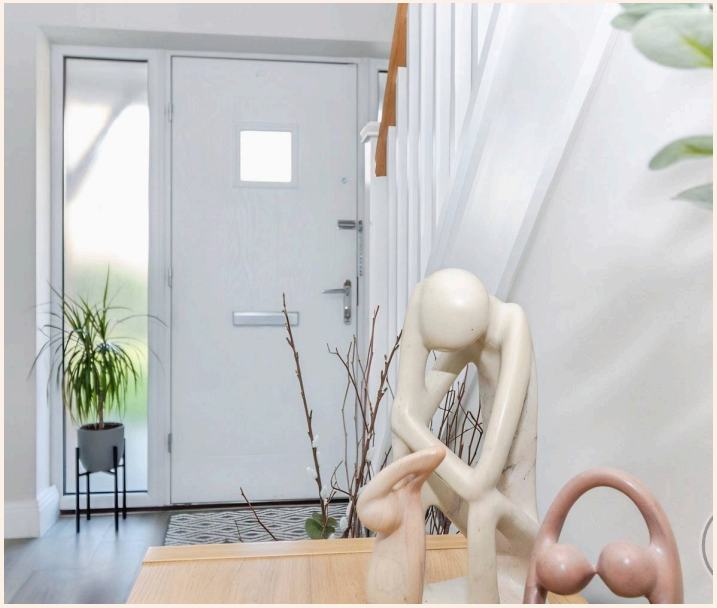
Positioned at the front of the house, the study offers a dedicated place to work, with a bay window providing natural light. The current arrangement accommodates a desk, shelving and a sofa, showing how comfortably it can combine a home office with a reading room or snug.

Kitchen / diner

17' 9" x 14' 8" (5.40m x 4.46m)

The kitchen provides a sociable centre to the home, with pale woodgrain cabinetry, light worktops and a central island with seating for three. Built-in ovens and a hob beneath an extractor keep the cooking area neatly arranged, while the island offers space to prepare food and chat over breakfast. Its open connection to the family room keeps everyone together, whether cooking, dining or relaxing.





















Family Room

11' 7" x 9' 5" (3.52m x 2.87m)

Extending towards the garden, this bright space enjoys windows to the side, French doors at the rear and a roof lantern overhead. Currently arranged with a dining table and sofa, it offers room for shared meals followed by somewhere comfortable to sit. The garden doors make the paved terrace a natural extension of the space in warmer weather.

Utility Room

10' 6" x 6' 8" (3.21m x 2.02m)

Set beside the kitchen, the separate utility room provides a useful space for household tasks away from the main living area. An external door gives access outside, particularly handy when returning from the garden, or those country walks.

Cloakroom

Conveniently accessed from the entrance hall, the cloakroom provides a WC and wash basin for guests and everyday family use.

First Floor Landing

The landing has a light, open feel, with the timber handrail continuing upstairs and a window bringing daylight into the space. A chair beneath the window creates a small reading spot, adding character to an area that serves all four bedrooms and the family bathroom.

Principal Bedroom

13' 8" x 10' 5" (4.17m x 3.18m)

The principal suite brings together a generous bedroom, a separate dressing room and a private en-suite, creating a comfortable retreat within the home. A Juliet balcony welcomes natural light and overlooks the rear garden, while there is ample space for bedside furniture and an occasional chair. The dedicated dressing room keeps storage separate, allowing the bedroom itself to remain a space for rest and relaxation.









Dressing Room
9' 5" x 8' 0" (2.88m x 2.43m)
A separate dressing room keeps clothing storage away from the sleeping area. Hanging rails and shelving make practical use of the space, with a window providing natural light when getting ready for the day.

Principal En-Suite
10' 6" x 3' 8" (3.21m x 1.13m)
Neutral finishes give the principal en-suite a calm, understated feel. A shower, WC and basin with storage beneath provide everyday practicality, complemented by a broad mirror, recessed lighting and a window for natural light.

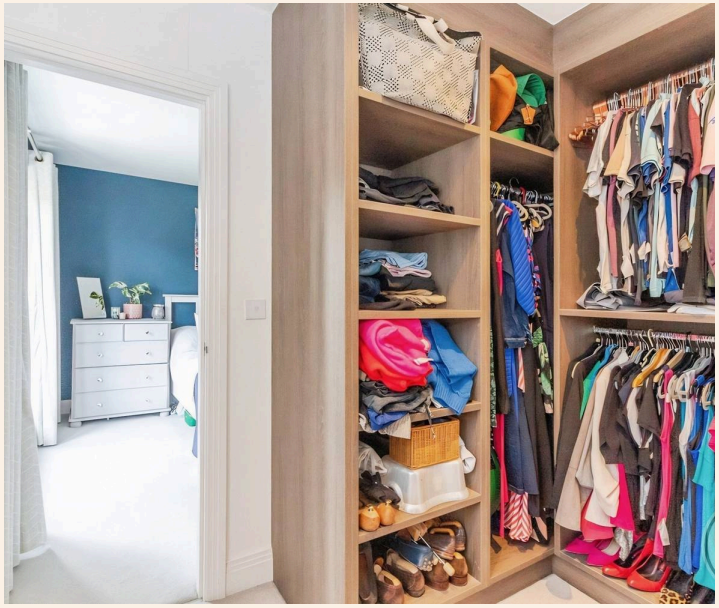
Bedroom Two
13' 8" x 10' 5" (4.17m x 3.18m)
A generous second bedroom with space for a double bed, bedside furniture and a dressing table or desk. The light decoration and rear-facing window give it an airy feel, while its own en-suite makes it particularly useful for guests or a family member who would appreciate a little more independence.

En-suite Two
10' 2" x 7' 1" (3.11m x 2.17m)
Bedroom two's private shower room includes a glazed shower enclosure, wall-mounted basin and WC. Neutral tiling keeps the finish simple and easy to coordinate, providing a useful second shower room for busy mornings.

Bedroom Three
10' 5" x 10' 1" (3.18m x 3.08m)
Currently arranged with a single bed and desk, bedroom three offers comfortable space for sleeping, studying and storage. Its straightforward shape also gives flexibility for a different furniture arrangement as family needs change.





















Bedroom Four

10' 5" x 8' 8" (3.18m x 2.65m)

The fourth bedroom is currently used as an additional office and sitting room, with a desk beside the window and a blue sofa against a timber slat feature wall. It demonstrates the flexibility of the accommodation, whether needed as a bedroom, a second workspace or somewhere to enjoy a hobby.

Family Bathroom

10' 6" x 6' 8" (3.21m x 2.02m)

A bright family bathroom with a bath, separate shower enclosure, basin with storage beneath and WC. Pale finishes, a window and recessed lighting create a fresh feel, while the chrome towel radiator adds a practical finishing touch.

Integral Garage

19' 8" x 9' 10" (6.00m x 3.00m)

With direct access from the entrance hall, the integral garage offers convenient space for a car, bicycles and everyday storage. It could also accommodate a home gym, allowing you to exercise without stepping outside, while offering potential for conversion to additional accommodation, subject to any necessary consents.

Garage

20' 5" x 10' 2" (6.23m x 3.11m)

Positioned alongside the house, the second garage provides further space for a vehicle, hobbies or a workshop. A separate door to the rear makes it convenient for storing garden furniture, tools and outdoor equipment.







FRONT GARDEN

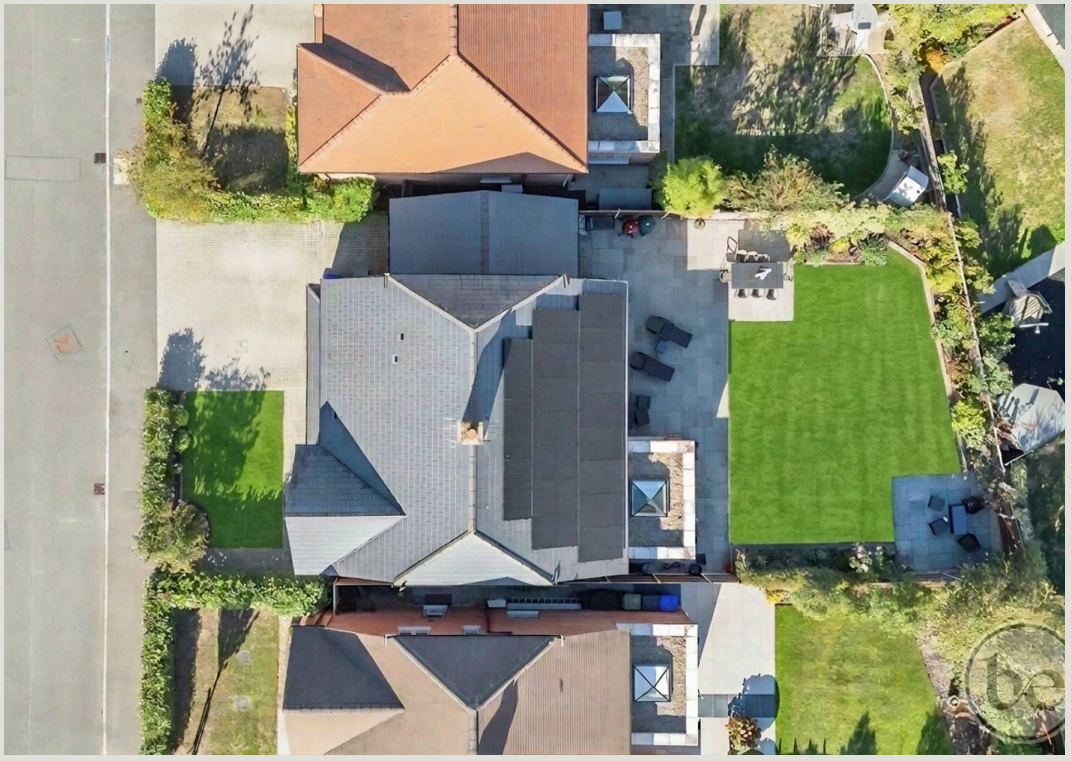
The front garden combines a lawn and established planting with a broad block-paved driveway, creating an attractive approach to the house. The driveway provides parking, an EV charger and access to both garages, while the covered entrance offers a sheltered welcome for family and guests.

GARDEN

The garden combines a central lawn with paved areas adjoining the house, offering space for outdoor dining, comfortable seating and play. Doors from both the sitting room and family room connect the garden to the home, making it easy to move outside when entertaining. An additional patio tucked into the rear corner provides a more sheltered spot to unwind with a book or enjoy a quiet coffee. Planted borders soften the fenced boundaries and add colour and interest.

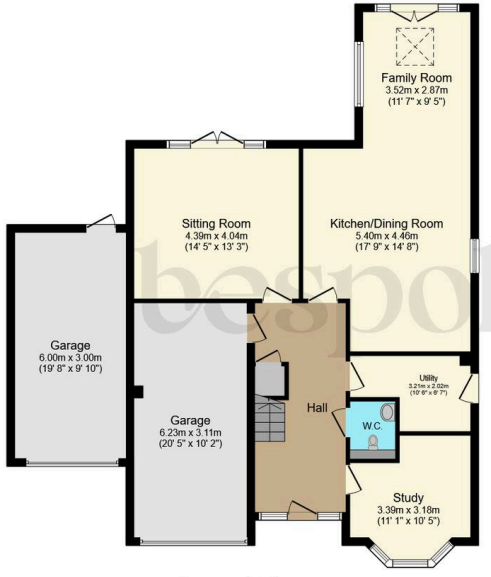
DOUBLE GARAGE

2 Parking Spaces

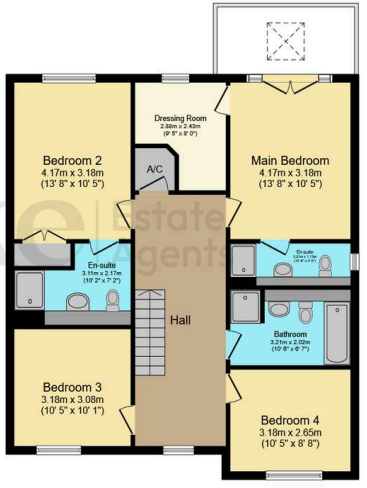








Ground Floor



First Floor

Total floor area: 209.2 sq.m. (2,252 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io