



Greenacres Swallowfield Street, Swallowfield
Reading

McCarthy
Holden

Guide Price £1,100,000



Greenacres Swallowfield Street

Swallowfield, Reading

This impressive detached residence presents a rare opportunity to acquire a substantial and versatile family home in a peaceful rural village setting, thoughtfully designed to offer both space and flexibility. The main house features six well-proportioned bedrooms, each benefiting from generous natural light and ample storage, complemented by a further two bedrooms within a self-contained annexe that is ideal for multi-generational living, guest accommodation or dedicated home office space.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- 8 Bedrooms in total (including 2 bedroom attached annexe)
- Detached double garage with workshop, office space and loft
- Generous driveway parking for large number of vehicles
- Rural village location with various amenities in walking distance



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Upon entering via the main front door the open plan kitchen/dining space is the heart of this spacious family home. The kitchen offers a range of integrated units and appliances including a range cooker with overhead extractor inset into the brick built island.

The dining area leads onwards to the rest of the house with a small study, then a garden room/conservatory to the rear and the main reception/living room space to the left. The living room itself is a large dual aspect room with feature brick fireplace with open fire. Above the living room there is a first floor bedroom suite accessed via dedicated staircase. Behind the living room there is a corridor leading to an internal storage room and a lockable door to the attached annexe for further flexibility if required.

To the right of the kitchen/dining space from the front door you can find a long hallway with access to the majority of the bedrooms. There are currently four bedrooms on the ground floor of this area - two of which are en-suite, including the main bedroom which also offers a substantial dressing room space.

At the end of the hallway there is a family room/library with staircase leading to another first floor bedroom. Beyond the family room there is a kitchenette, bathroom and a further study or hobby room, or even bedroom if desired.

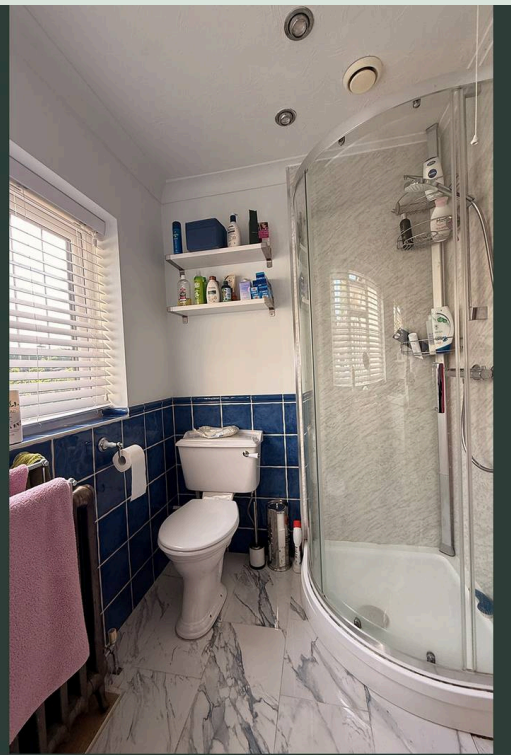
The attached annexe has its own front door and a second rear access door. There are two double bedrooms, a modern bathroom, a kitchen and a generous sitting room.

The frontage of the property offers plentiful parking for a large number of vehicles, a detached double garage with office, store/workshop and a further loft above. All accessed over a long private driveway with secure gated entrance.

The rear garden wraps around the property with mature, established hedge borders, large areas of lawn and a patio off the garden room with a covered pergola seating area. There is also a covered outdoor pool off the patio space.









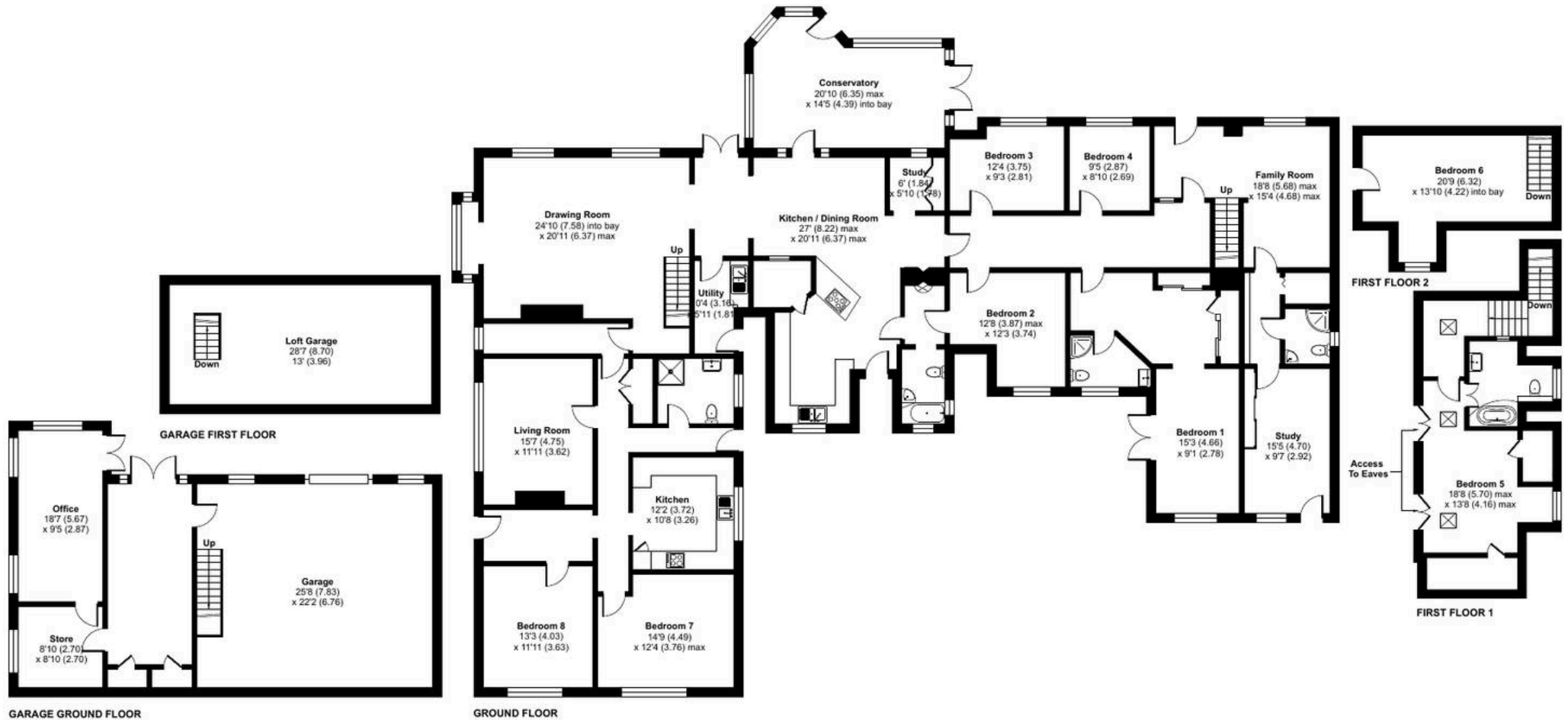
Swallowfield Street, Swallowfield, Reading, RG7

Approximate Area = 4477 sq ft / 415.9 sq m

Garages = 1425 sq ft / 132.3 sq m

Total = 5902 sq ft / 548.2 sq m

For identification only - Not to scale







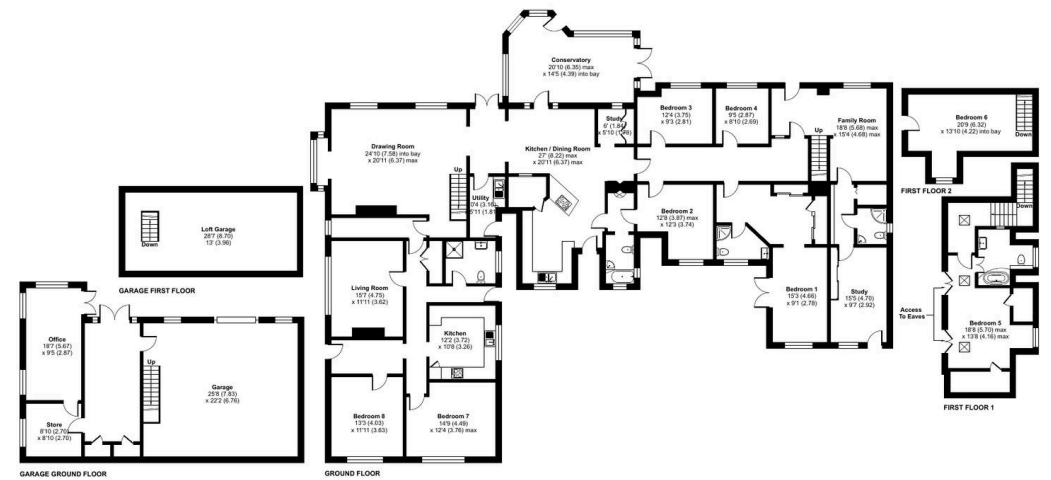
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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.