



Elmside
Croft Road | Shinfield | Reading | Berkshire | RG2 9EY

 FINE & COUNTRY

ELMSIDE

A Life Beautifully Considered

This is a home of light, space and quiet individuality.

A fully modernised and extended family home where contemporary country design meets warmth, comfort and everyday practicality, creating a setting that feels both impressive and deeply liveable.

From the vaulted interiors and elegant principal suite to the landscaped 0.59-acre grounds, garden office and converted 1850s water tower wine store, every detail has been shaped for a lifestyle that is private, relaxed and beautifully out of the ordinary.

A rare opportunity to own not just a striking five-bedroom home, but a place with character, atmosphere and a story entirely its own.



ELMSIDE

Welcome

A beautifully considered arrival sets the tone for the home. Framed by dark weatherboarded elevations, an oak-framed porch creates a striking first impression, blending contemporary country architecture with a warm and welcoming sense of arrival.

Entry is through an enclosed porch into a spacious entrance foyer, thoughtfully designed with ample bespoke built-in storage and a conveniently placed cloakroom/WC. It is a practical yet elegant introduction to the home, offering the everyday functionality required for modern family life while maintaining the calm, polished feel that continues throughout the property.

From here, the house opens quite spectacularly into the principal living space. Bright, airy and beautifully proportioned, the double-height lounge is an impressive yet inviting room, with a vaulted ceiling creating a wonderful sense of volume and light. Two sets of sliding doors draw the eye out towards the garden, allowing the interior to connect effortlessly with the outside space and bringing the changing seasons into the heart of the home.

At the centre of the room, a double-sided fireplace provides a striking architectural focal point. It anchors the living area while creating a natural sense of flow between the lounge and the adjoining kitchen/dining room, adding warmth, atmosphere and quiet sophistication.

A bespoke oversized pocket door leads through from the lounge into the kitchen/dining room, allowing the spaces to be opened up for entertaining or closed off for a more intimate setting. This room is very much the hub of the home, designed for family life, sociable gatherings and effortless entertaining.

The kitchen is beautifully appointed in a timeless shaker style, complemented by quartz work surfaces and a large central island with seating. The island forms a natural gathering point, whether for morning coffee, casual family breakfasts, children's homework or evenings spent with friends while dinner is prepared.

The specification is both stylish and highly functional. The island incorporates a Caple induction hob with vented downdraft extraction, a useful preparation sink, wine cooler and additional wine storage. A bank of tall units provides excellent further storage and houses two integrated Siemens multifunction ovens with warming drawers, while a Fisher & Paykel American-style fridge freezer adds to the practicality. A walk-in larder completes the kitchen, bringing a touch of traditional country-house convenience to this beautifully contemporary space.

The dining area is arranged to enjoy a seamless connection with the garden, with sliding doors opening directly outside and encouraging an easy indoor/outdoor lifestyle during the warmer months. The double-sided fireplace brings an additional layer of elegance to the room, creating a wonderful atmosphere for relaxed suppers, family celebrations and winter evenings by the fire.

From the dining area, a door leads through to a generously proportioned utility and laundry room. Finished to the same high standard, it features shaker-style floor and wall units, quartz worktops and an undermounted sink, providing a dedicated and beautifully practical space away from the main kitchen. The plant room is accessed from the utility, ensuring the working elements of the home remain discreetly arranged and neatly contained.

From the principal lounge, the accommodation continues through to an inner hallway, which provides access to a further sitting room. This additional reception space offers another layer of flexibility to the ground floor, ideal as a quieter snug, reading room, children's retreat or informal television room.

Beyond this lies one of the true standout features of the home: a superb triple-aspect family room of impressive scale and presence. Bathed in natural light from a striking ceiling lantern and three sets of sliding doors, the room has been designed to embrace the garden and create a wonderful sense of openness throughout the day.

This is a space made for modern family living and relaxed entertaining. At one end, a feature log burner creates a warm and characterful focal point, while at the other, a bespoke bar area introduces a distinctly sociable element, perfect for evening drinks, weekend gatherings or larger celebrations with family and friends. It is a room equally suited to quiet Sunday afternoons, summer parties with the doors open, or atmospheric winter evenings spent indoors.

Completing the ground floor is a beautifully versatile study/home office, positioned to enjoy views towards the front of the property. A log-burning stove adds warmth and character, creating a calm and comfortable setting for working from home, reading or retreating from the main living spaces.

A fully tiled en suite wet room is accessed directly from this room, further enhancing its flexibility. As such, the space could also serve exceptionally well as a fifth bedroom, guest suite or accommodation for a dependent relative, allowing the home to adapt with ease to changing family requirements.









Seller Insight

“ Elmside has been a very special home for us, combining the character of a traditional country cottage with the space and comfort of a modern family house. When we first arrived, it was the setting that captured us – a peaceful, private plot of around 0.6 acres, surrounded by greenery, yet within easy reach of Reading, excellent schools, and fast connections into London. It's rare to find that balance of countryside calm and real convenience.

Over the years, we've thoughtfully extended and improved the house to create a home that works beautifully for modern living. The two-storey extension has transformed the space into something far more substantial than its origins, giving us generous reception areas, excellent bedroom accommodation, and a natural flow between inside and out. The house now feels both spacious and welcoming – equally suited to everyday family life or entertaining on a larger scale.

One of the things we've enjoyed most is how the house opens onto the gardens. In the warmer months, it becomes a seamless indoor-outdoor lifestyle – long lunches, evening drinks, and plenty of space for friends and family to relax. The grounds feel private without being isolated, and there's a real sense of escape here.

The location has also been a huge part of the appeal. Shinfield has evolved into a highly desirable area, with a strong sense of community, excellent local amenities, and easy access to both countryside walks and town life. It's a place that feels established yet still improving, which has been great for both living and long-term value.

Elmside has given us the best of both worlds – charm and character, space and practicality, privacy and connectivity. It's been a home where we've created wonderful memories, and we hope the next owners will enjoy it just as much as we have.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









The First Floor

The light-filled inner hallway forms a beautifully architectural link between the principal living spaces and the first floor. Generous glazing draws in natural light and frames calming views towards the surrounding greenery, creating a wonderful sense of connection between the house and its setting.

From here the staircase rises to the first floor, combining warm timber detailing with glass balustrading for a refined contemporary finish. The result is both elegant and understated, allowing light to move freely through the space while adding to the home's impressive sense of openness and volume.

This area is far more than a simple point of transition. With its generous proportions it has the feel of a gallery-style arrival space, setting a calm and considered tone before leading through to the private bedroom accommodation above.

The staircase rises to an elegant galleried walkway overlooking the double-height lounge below. Flooded with natural light from extensive glazing and rooflights, it creates a striking architectural connection allowing the full scale and design of the house to be appreciated.

Exposed brick detailing adds warmth and texture, providing a subtle nod to traditional craftsmanship, while clean white walls, glass balustrading and feature lighting introduce a refined modern finish. The result is a space that feels both elegant and relaxed.

The gallery hallway leads through to an exceptional principal suite, a beautifully private retreat that combines architectural volume, garden outlooks and a calm, boutique-hotel feel.

The bedroom itself is wonderfully elegant, with a striking vaulted ceiling enhancing the sense of space and proportion. Full-height glazed doors open to a Juliet balcony, creating a lovely connection with the garden beyond. It is a room designed to feel restful and quietly indulgent, with soft natural light, refined finishes and generous proportions creating a serene space in which to begin and end the day.

The en suite bathroom is a further feature of the suite, designed with both luxury and theatre in mind. A dramatic picture-frame opening visually connects the bathroom to the bedroom and onward to the garden views, allowing the freestanding bath to be positioned as a true focal point. It is a beautifully considered detail, giving the room a spa-like quality while maintaining a sense of openness and light.

Finished with textured dark tiling, contemporary sanitaryware and warm, understated materials, the bathroom provides a sophisticated contrast to the softer tones of the bedroom. The suite includes a WC, bidet, vanity area and separate shower enclosure, with the shower also functioning as a steam room, adding a further layer of indulgence to the principal accommodation.

The principal suite also benefits from a separate dressing room, thoughtfully fitted with extensive open-fronted wardrobe storage, shelving and hanging space. This dedicated area adds both practicality and a further sense of luxury.

Together, the bedroom, dressing room and en suite create a highly impressive private sanctuary, balancing contemporary design with everyday comfort and offering the kind of lifestyle detail that makes this home feel truly special.

At the opposite end of the first floor, the accommodation continues with two further beautifully appointed double bedrooms, each offering a calm and comfortable retreat for family members or guests.

Both rooms are generously proportioned and thoughtfully finished, with soft neutral tones, fitted window treatments and leafy outlooks that enhance the home's peaceful setting. The vaulted ceiling lines add character and volume, while the overall feel remains elegant, restful and highly practical for everyday family life.

These bedrooms are served by a luxurious family bathroom, finished in a contemporary style with large-format tiling, a sleek vanity unit and refined sanitaryware, a step in shower and a full-sized bath.

In addition, a fourth bedroom is accessed from the galleried landing, providing further flexibility within the first-floor layout. This well-proportioned room offers excellent versatility as a guest bedroom, teenager's suite, additional family bedroom or secondary home office, depending on requirements.

The fourth bedroom benefits from its own contemporary en suite, beautifully finished with large-format tiling, a walk-in shower, vanity storage and WC. The design is sleek and understated, with clean lines and modern fittings creating a refined, hotel-style feel.

Together, the additional bedrooms, family bathroom and en suite guest accommodation provide excellent balance to the first floor, offering privacy, comfort and flexibility away from the principal suite while maintaining the same high standard of design and specification found throughout the home.











Outside & Gardens

Set along a no-through road and hidden from view behind a private gated entrance, the property enjoys a wonderful sense of seclusion from the moment you arrive. Mature hedging and established planting create a natural screen of privacy, while the electric sliding gate opens onto an expansive gravel driveway with generous parking for multiple vehicles.

To the rear of the parking area sits a large wood store and a double oak-framed garage with roller shutter doors, combining practical storage with an attractive traditional finish. Further double gates to the side open into an additional parking area, ideal for a motorhome, caravan or further vehicles, with direct access through to the gardens.

The gardens have been thoughtfully landscaped and zoned to create a series of distinct outdoor spaces, each designed to be enjoyed in a different way. A wide terrace runs across the rear of the house, providing a natural extension of the main living areas and creating an ideal setting for outdoor dining, morning coffee or relaxed summer evenings. Raised beds and mature planting soften the transition between house and garden, while the large lawn beyond is beautifully framed by mature trees and hedging.

A further patio area provides a dedicated entertaining space, complete with hot tub, creating a private spot for unwinding at the end of the day. With several sets of sliding doors opening from the house, the

relationship between inside and out feels effortless, particularly during the warmer months when the garden becomes an extension of the living and entertaining space.

Towards the rear of the garden, a pathway leads through the mature planting to two particularly special features. The first is a beautifully presented timber-framed home office, set within the garden and designed to offer a peaceful retreat away from the main house. With vaulted ceiling lines, warm timber flooring, a log-burning stove and leafy views, it is a highly versatile space, ideal as a home office, studio, reading room or creative escape.

Nearby, the former 1850s water tower provides one of the property's most memorable and characterful features. Nestled within the trees, this historic brick structure has been imaginatively converted into a simply stunning wine store, combining exposed brickwork, bespoke wine racking and atmospheric lighting to remarkable effect. A glazed section in the floor reveals the working well beneath, which is used to supply water for the garden irrigation system, adding both practicality and a rare sense of provenance.

The result is an outside space that feels private, beautifully established and genuinely individual. From the broad lawns and sociable terraces to the secluded office and historic water tower, the gardens offer not only space and privacy, but a lifestyle that is both relaxed and quietly exceptional.







Location

There is a lovely balance to life here, the kind that comes from being close to open countryside, yet never feeling disconnected from everyday convenience, village life and excellent transport links.

Set within Shinfield, close to Spencers Wood, the property enjoys a setting that feels quietly tucked away while remaining well placed for local shops, schools, pubs, commuter routes and green open spaces. Morning dog walks, weekend bike rides and family time outdoors are all part of the rhythm of the area, with a network of local lanes, footpaths and countryside spaces close at hand.

One of the area's most appealing features is the easy access to Langley Mead, a beautiful stretch of countryside along the banks of the River Loddon, extending to over 18 hectares and created for public recreation and enjoyment. It is ideal for walking, wildlife spotting and spending time in natural surroundings, with waymarked routes that make it an easy place to return to throughout the seasons.

A little further afield, Wellington Country Park provides a wonderful family destination, set within 350 acres of woodland, nature trails, parkland and lakes, while the wider Loddon Valley offers further opportunities for walking, cycling, birdwatching and enjoying the outdoors.

Village Life & Everyday Convenience

The surrounding villages offer a pleasing mix of local amenities and community touchpoints. Spencers Wood provides everyday convenience with local shops, village facilities and recreation spaces, while Shinfield offers further amenities, pubs and easy access towards Reading, Green Park and the M4.

For relaxed lunches, Sunday roasts or summer evenings outside, The Shinfield Arms is a well-known local pub and dining destination, noted for its garden setting and ancient wisteria, often described locally as one of the oldest in the country.

The nearby Thames Valley Science Park adds a further dimension to the area, bringing a modern, knowledge-led business community into this semi-rural setting. Linked to the University of Reading, it provides laboratories, flexible office space and a contemporary campus-style environment.

Connections Without Compromise

Despite its peaceful village setting, the location is exceptionally practical.

Reading Green Park Station, opened in 2023, sits on the Reading to Basingstoke line and provides regular services towards both Reading and Basingstoke. From Reading, fast services to London Paddington take from around 23 minutes, while the Elizabeth Line provides direct connections through central London, the West End, Canary Wharf and beyond.

By road, the area is particularly well placed for access to the M4, Reading, Wokingham, Basingstoke and Heathrow, making it a strong choice for those seeking countryside surroundings without sacrificing commuter convenience.

A Well-Connected Berkshire Setting

From this position, a number of well-regarded towns and destinations are within easy reach.

Reading offers mainline rail services, shopping, restaurants, riverside walks, The Oracle, business districts and cultural amenities.

Wokingham provides a charming market-town atmosphere with independent shops, cafés and restaurants.

Henley-on-Thames, Marlow and Windsor are all accessible for days out, riverside dining, regattas, heritage and boutique shopping.

Basingstoke and Newbury are also within reach, adding further business, retail and leisure options.

Education

The area is well served for families, with a choice of local primary and secondary schooling nearby. Local options include Alder Grove Church of England Primary School, Shinfield St Mary's CE Junior School and Oakbank School, with further schools available across Reading, Wokingham and the surrounding villages.

For independent education, the wider area offers a strong selection, including schools in Reading, Wokingham, Sonning, Crowthorne, Ascot and surrounding Berkshire villages. As always, catchments and admissions should be checked directly with the relevant school or local authority.

INFORMATION

Services, Utilities & Property Information

Local Authority: Wokingham
Tenure: Freehold | EPC C | Council Tax Band: F
Construction Type Brick, weatherboard and tiled roof
Utilities: Water Supply – Thames Water
Additionally, there is a well located at the end of the garden that is used for irrigation purposes.
Sewerage: Thames Water, Heating – Gas (Octopus Energy)
Air conditioning has been installed in the principal and second bedrooms, as well as the snug and family room.
Electricity Supply: (Octopus Energy)
Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.
Broadband Availability: FTTC Superfast Broadband available in the area. We advise that you check with your provider.
Garage Parking: Double garage
Off Road Parking Spaces: 8 plus vehicles

The property is subject to a standard Land Registry restriction requiring compliance with provisions contained within a 2004 transfer prior to registration of a sale. Contact agent for further information.

Directions

Please use the following link to locate the property: SatNav <https://what3words.com> Postcode: RG2 9EY what3words: ///bronze.pack.heavy

Viewing Arrangements

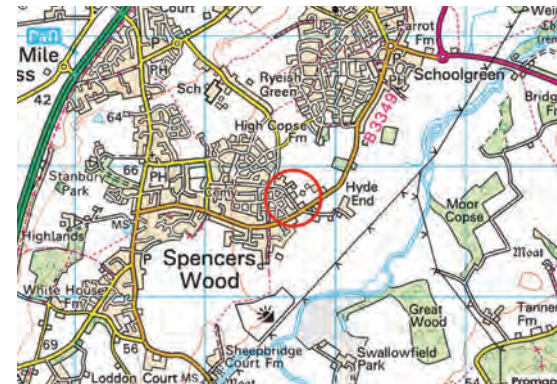
Strictly via the vendors sole agent, Fine & Country Reading and Twyford: Robert Cable +44 (0)7732 730 720

Website

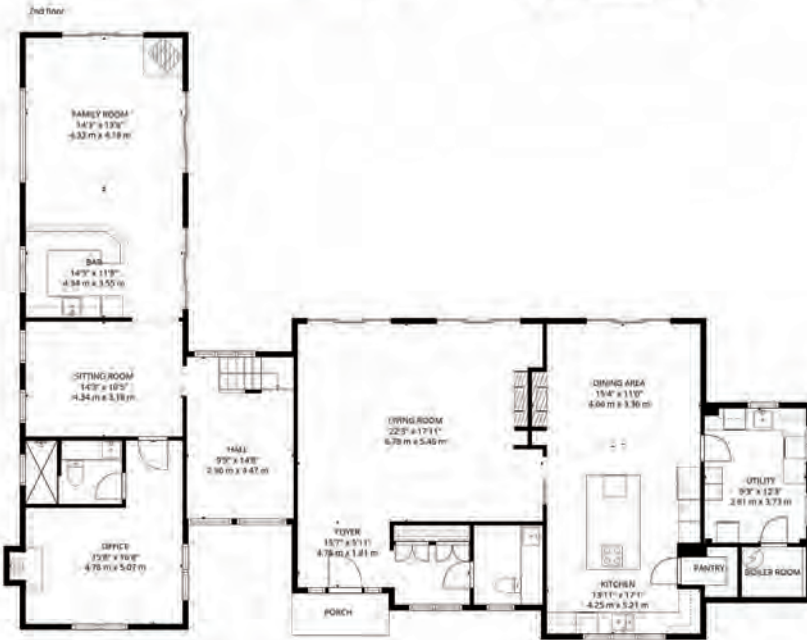
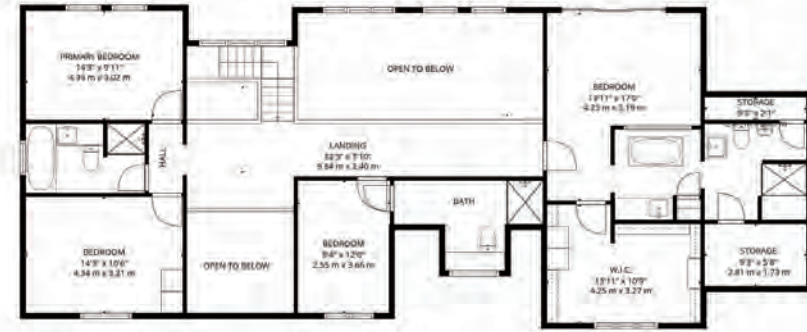
For more information visit Fine & Country Reading and Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 3531 sq. ft, 328 m2

OUTBUILDINGS: 159 sq. ft, 15 m2, 1ST FLOOR: 2028 sq. ft, 188 m2, 2nd floor: 1344 sq. ft, 125 m2
 EXCLUDED AREAS: WINE STORE: 70 sq. ft, 7 m2, DOUBLE GARAGE: 356 sq. ft, 33 m2, PORCH: 34 sq. ft, 3 m2,
 STORAGE: 71 sq. ft, 7 m2, OPEN TO BELOW: 304 sq. ft, 28 m2, WALLS: 335 sq. ft, 30 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 05.06.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ROBERT CABLE

PARTNER AGENT

Fine & Country
+44 (0) 7732 730 720 | +44 (0) 1183 248 030
robert.cable@fineandcountry.com

With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Reading and Twyford
Quadrant House, Broad St Mall, Reading, Berkshire RG1 7QE
Tel: +44 (0)1183 248 030 | reading@fineandcountry.com

