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35 Ledran Close, Lower Earley

Guide Price £750,000



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Lower Earley, Reading

Immaculate four bedroom detached family home in a quiet cul de sac, featuring a stunning vaulted kitchen dining room, 25' family room, home office, luxury en suite, south easterly facing private garden and driveway parking for multiple vehicles. No onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Immaculate & impressive detached family home with no onward chain
- Stunning open plan kitchen dining room with vaulted ceiling
- Separate home office, 25' Family room and additional ground floor shower room
- Spacious dual aspect living room with bay window
- Impressive principal bedroom with dressing area and wall to wall wardrobes
- Luxury hotel style en suite and family shower room
- South easterly facing rear garden backing onto open green space
- Driveway parking for multiple vehicles
- Quiet cul de sac location close to popular schools and local amenities
- A home that brings people together, with space to grow, relax and enjoy life

Hallway

A bright and welcoming entrance hall that sets the tone for the rest of the home. The space enjoys natural light from the feature stained glass front door and small side window, creating a warm first impression. There is plenty of room for coats and shoes, along with space for statement furniture, as shown by the current layout. Smooth wood-effect flooring runs through the hall and into the main living areas, giving the ground floor a seamless and modern feel.

Living Room

27' 0" x 15' 9" (8.23m x 4.80m)

The main living room stretches the full depth of the property, creating a generous and versatile space for everyday family life and relaxed entertaining. Large bay window to the front and French doors to the rear, fill the room with natural light, complemented by soft neutral décor and wood-effect flooring for a warm, modern feel. Double doors open through to the study, offering the option of an extended open-plan layout when needed, while a second set of French doors leads directly out to the garden and patio. There is also a single door connecting neatly to the kitchen for easy flow between the main living areas. A built-in understairs cupboard provides useful hidden storage, keeping the room uncluttered and practical. The size and shape of this living space make it ideal for flexible furniture placement, whether for family movie nights, larger gatherings, or a quiet evening to unwind.

Home Office

12' 0" x 10' 6" (3.66m x 3.20m)

This bright and versatile room overlooks the rear garden and is an ideal space for home working, creative hobbies, or a peaceful reading or music room. A large window frames views of the garden, while French doors open directly onto the patio, giving the room a lovely connection to the outdoors. There is a door through to the family room and another to the ground floor shower room, adding flexibility for different uses. The generous proportions and natural light make it a comfortable and adaptable space for a range of lifestyles.





Family Room

21' 4" x 15' 9" (6.50m x 4.80m)

Forming part of a well-finished conversion of the original double garage, this impressive room offers a huge amount of flexible living space. Ideal as a family room, home cinema, gym, studio, or hobby room, it is bright, spacious, and designed for everyday practicality. A door leads directly out to the garden, making it a great spot for indoor-outdoor living in the warmer months. Along one side is a useful kitchenette area complete with storage, a sink, and space for domestic appliances, adding convenience for entertaining, working, or creative projects. The room enjoys good natural and artificial light, full-height mirrors that enhance the sense of space, and a modern finish throughout, giving it endless potential for a wide range of lifestyles.

Kitchen Dining Room

26' 10" x 10' 0" (8.18m x 3.05m)

The kitchen dining room is a standout feature of the home, designed with light, space, and everyday living in mind. A vaulted ceiling with inset skylights creates an impressive sense of height, while the layout flows beautifully from the sleek fitted kitchen through to a bright dining area overlooking the garden. The kitchen itself is finished to a high standard with granite worktops, integrated appliances, under-cabinet lighting, and a large range cooker that makes the space ideal for keen cooks. A wide window to the front brings in the morning sun, while French doors at the rear open directly onto the patio, perfect for relaxed dining or entertaining outdoors. The dining space easily accommodates a large table and enjoys views of the garden, making it a welcoming spot for everyday meals or hosting family and friends. The combination of vaulted ceilings, generous proportions, and natural light gives this room a real sense of magic.



Shower Room

10' 6" x 6' 5" (3.20m x 1.96m)

Finished in contemporary grey and white tones, the ground floor shower room features a large walk-in shower with glass screen, a stylish vanity unit beneath the basin, and a modern WC. A window to the rear brings in natural light, while a heated towel rail adds warmth and convenience. Sleek tiling and clean lines give the room a fresh and modern feel.

Landing

The first floor is centred around a bright landing with a window to the side, allowing natural light to flow through the space. There is a built-in airing cupboard for practical storage, and doors leading to all four bedrooms and the family shower room.

Bedroom 1

16' 5" x 10' 0" (5.00m x 3.05m)

The principle bedroom is a generous and beautifully designed main bedroom with a vaulted ceiling that adds height and a real sense of openness. A Velux window above brings in natural light throughout the day, complemented by twin picture windows overlooking the rear garden and green space, for a peaceful outlook. The room is fitted with wall to wall, floor to ceiling wardrobes offering excellent storage without compromising on space. The layout comfortably accommodates larger furniture, with plenty of room to create a relaxing seating or reading area. Finished in soft, calming tones, this is a bright and tranquil room that feels instantly welcoming.

Dressing Area

Leading off the main bedroom is a generous dressing area, designed to offer both practicality and a sense of luxury. Full-height mirrored wardrobes run along one side, providing excellent storage while adding light and a spacious feel. There is ample room for additional drawer units, making it an organised and elegant space to get ready each day.

En-suite

9' 10" x 7' 0" (3.00m x 2.13m)

The en-suite is a generous, modern space finished in contemporary grey tiling with mosaic detailing. It features a full-size fitted bath and a large walk-in rainfall shower, giving you the choice of a quick refresh or a long soak.





En-suite

There is a sleek vanity unit with inset basin, a concealed cistern WC and a heated towel rail for added comfort. A window to the side brings in natural light and ventilation, keeping the room bright and fresh. A beautifully designed space that feels more like a luxury hotel suite than a typical en-suite.

Bedroom 2

14' 10" x 9' 10" (4.52m x 3.00m)

A generous double bedroom with a window to the front, making it a bright and welcoming space. The room offers plenty of flexibility for furniture layout, with ample room for a double bed, wardrobes and a desk or dressing area. A great-sized second bedroom, ideal for children, guests or even a home office if needed.

Bedroom 3

14' 4" x 8' 1" (4.37m x 2.46m)

A bright and well-proportioned double bedroom with a window overlooking the front. The room easily accommodates a double bed along with freestanding furniture, and the layout gives plenty of options for wardrobes or a desk. A comfortable, versatile space ideal for a child, guest room, or home office.

Bedroom 4

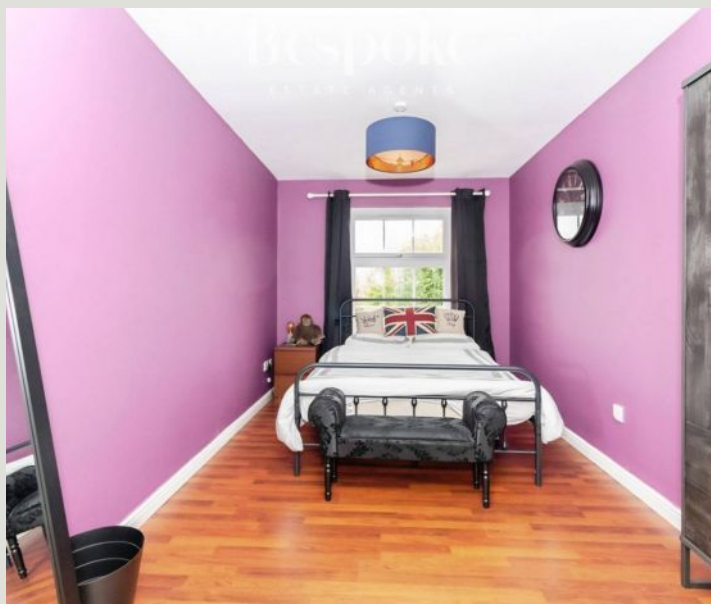
9' 2" x 7' 6" (2.79m x 2.29m)

A generous single bedroom overlooking the front, currently arranged as a home office. The room offers excellent versatility, comfortably accommodating a large desk and additional furniture, making it ideal as a study, hobby room or a well-proportioned single bedroom.

Family Shower Room

7' 3" x 7' 0" (2.20m x 2.13m)

Finished to an exceptional standard, the luxury family shower room has been fully remodelled to create a boutique, hotel-style space. A large walk-in rainfall shower sits behind a frameless glass screen, complemented by sleek matt-black fixtures and built-in illuminated wall niches for a clean, contemporary look.



Family Shower Room

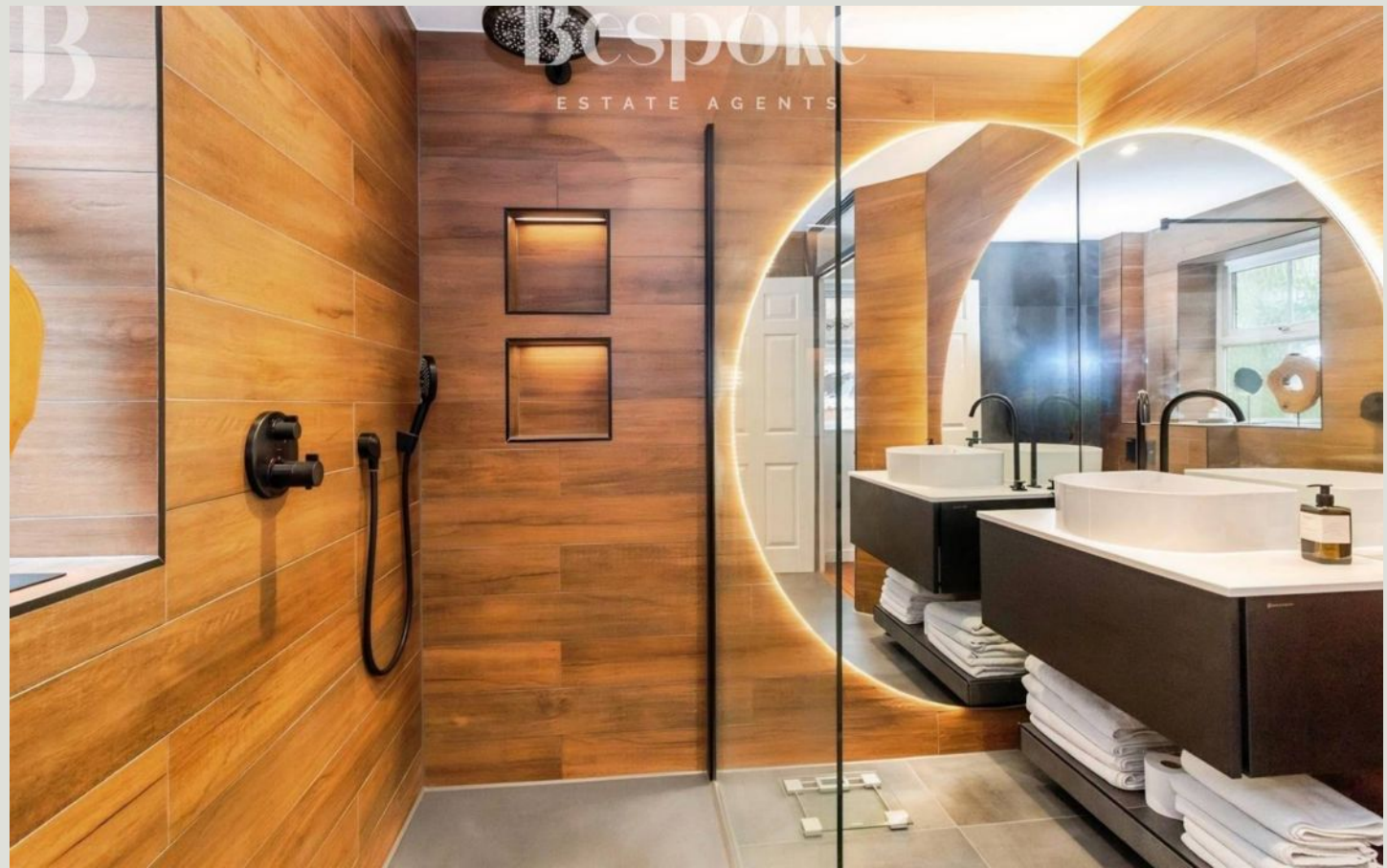
The full-height wood-effect tiling adds warmth and texture, contrasted beautifully with the large backlit feature mirror that floods the room with soft ambient lighting. There is a wall-hung vanity unit with countertop basin, excellent storage, and a wall-hung WC for a modern, streamlined finish. A window brings in natural light while maintaining privacy. A genuinely impressive room that feels more like a luxury spa suite than a typical family shower room.

Front Garden

The property is set back behind a generous frontage with a large gravel driveway providing excellent off-road parking for several vehicles. To one side there is a neat lawned area that softens the approach and adds kerb appeal, framed by established shrubs. A side gate gives direct access through to the rear garden, making it practical for everyday use.

Rear Garden

The rear garden is a standout feature of this home. South easterly facing and incredibly private, it enjoys a mature tree line and established planting that creates a natural green backdrop. As the aerial shots show, the garden backs directly onto a wide open green space, giving you no properties behind and a real sense of openness and seclusion. A large central lawn provides plenty of usable space for children, pets, or entertaining, with well maintained borders adding colour and structure. There is a spacious decked terrace directly off the family room, complete with a timber pergola that makes it ideal for outdoor dining or relaxing. Paved pathways run around the side of the house, giving easy access to the front via a secure side gate. A bright, peaceful and private garden, perfect for families or anyone who loves their own quiet outdoor space.





Ground Floor
Floor area 107.1 sq.m. (1,153 sq.ft.)



First Floor
Floor area 80.1 sq.m. (863 sq.ft.)

Total floor area: 187.3 sq.m. (2,016 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