

The Estate Agent People Recommend



17 Anthian Close,
Woodley
RG5 4XA

Price guide £675,000



Situated in the desirable third phase of the Airfield development of Woodley, this extended detached house on Anthian Close offers a perfect blend of comfort and convenience. Built in the 1980's, this charming property is situated on a generous corner plot, providing ample outdoor space and a sense of privacy.

Upon entering, you will find two spacious reception rooms, ideal for both entertaining guests and enjoying family time. The well-appointed kitchen/breakfast room has an adjacent utility room. The property boasts four well-sized bedrooms, ensuring plenty of room for family and guests alike. With two modern bathrooms, morning routines will be a breeze.

One of the standout features of this home is the dedicated home office or leisure room, perfect for those who work from home or seek a quiet space for hobbies. The property also benefits from parking for up to three vehicles, making it convenient for families with multiple cars.

The location is particularly appealing, with Sandford Park and Dinton Pastures just a short distance away, offering beautiful green spaces for leisurely walks, picnics, and outdoor activities. This area is well-regarded for its community spirit and accessibility to local amenities.

In summary, this delightful detached house on Anthian Close presents an excellent opportunity for families seeking a spacious and versatile home in a sought-after location. With its attractive features and proximity to nature, it is sure to be a wonderful place to call home.

EPC rating D
Council tax band F
Freehold

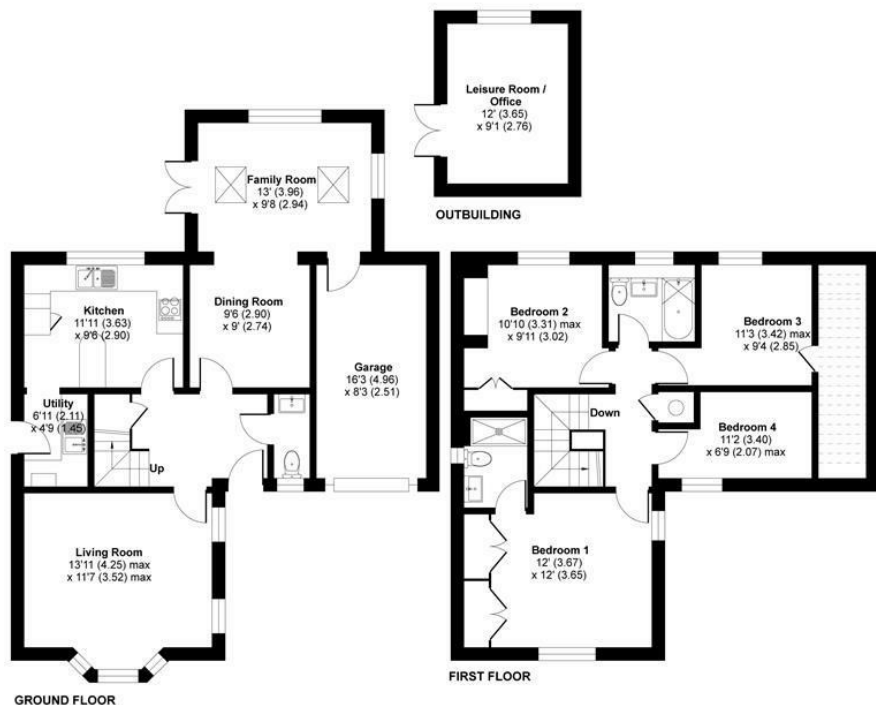
Anthian Close, Woodley, Reading, RG5

Approximate Area = 1257 sq ft / 116.7 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Garage = 132 sq ft / 12.2 sq m
 Outbuilding = 108 sq ft / 10 sq m
 Total = 1562 sq ft / 144.9 sq m

For identification only - Not to scale

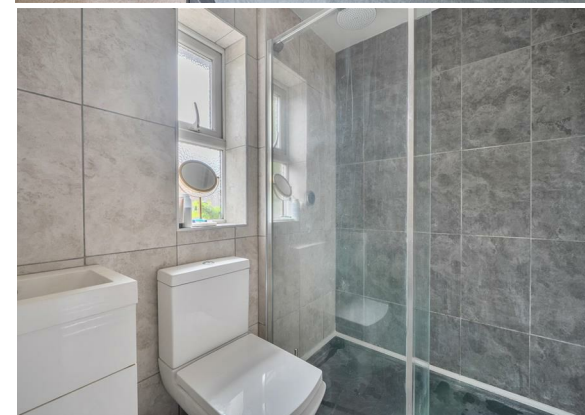


Denotes restricted head height



ACCOMMODATION

- EXTENDED BRYANT VICTORIA HOUSE
- FOUR BEDROOMS AND TWO BATHROOMS
- CORNER PLOT IN A POPULAR CLOSE
- DETACHED HOME OFFICE/LEISURE ROOM
- CLOSE TO SANDFORD PARK AND DINTON PASTURES
- WAINGELS CATCHMENT
- SOUGHT AFTER AIRFIELD DEVELOPMENT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Wentworth Estate Agents. REF: 1448933

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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