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19 St. Michaels Court,  
Ruscombe, Reading, RG10 9UF  
**Offers in excess of £1,000,000**

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# St. Michaels Court, Ruscombe

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Nestled in the charming area of Ruscombe, this splendid detached house tucked away in St. Michaels Court offers an exceptional living experience for families and individuals alike. With five generously sized bedrooms and three bathrooms, this property provides ample space for relaxation and privacy. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day.

The house boasts a stunning kitchen / dining / living room, the hub of the house and ideal for entertaining guests or enjoying quiet evenings with family. The layout of the home is thoughtfully designed to create a harmonious flow between the living spaces, ensuring comfort and convenience in everyday life.

Set in a peaceful neighbourhood, this home offers a perfect balance of tranquillity and accessibility. With a great size rear garden with plenty of privacy, a corner patio area for the evening sun and a front garden. Residents can enjoy the beauty of the surrounding area and the countryside, a short walk away while being just a short distance from local amenities, schools, and transport links.

This delightful property is an excellent opportunity for those seeking a spacious and comfortable family home in a desirable location. With its combination of generous living space, modern conveniences, and a serene setting, St. Michaels Court is sure to impress.

Do not miss the chance to make this wonderful house your new home.



#### Entrance hall

A welcoming space, with underfloor heating and space for coats and shoes. Access to the living room, cloakroom and kitchen/dining/living room.

#### Cloakroom

A half tiled cloakroom with wash hand basin and a storage cupboard under and WC.

#### Living room

Located off the entrance hall, a lovely cosy carpeted room, with underfloor heating and a log burner for those colder evenings to enjoy. A great family room with plenty of natural light.

#### Kitchen / living / dining room

A standout feature of the house, a space to enjoy with family and friends. A large island and plenty of storage cupboards and space for four stools. Integrated dishwasher, double oven, microwave and induction five ring hob. There is a hot water tap for the main kitchen sink. Plenty of light from the velux windows and large sliding doors which also benefit from electric blinds. This room benefits with underfloor heating and the living space can easily be moved around to suit your needs. A standout room in the house.

#### Utility room

Accessed from the kitchen with plenty of storage and an additional sink, space for the washing machine and access to the garage and rear garden.

#### Master bedroom

An extensively large room with dual aspect and walk in wardrobe. There are additional floor to ceiling fitted wardrobes, allowing for plenty of storage.

#### Bedroom 2 with ensuite

At the front of the house, a good size double bedroom with a fully tiled shower ensuite with WC, wash hand basin with storage under, towel rail and shower.

#### Bedroom 3

On the second floor, a lovely size double room with dual aspect windows and fitted wardrobes. The room also benefits with eaves storage.

#### Bedroom 4

On the second floor, a further double with dual aspect windows and eaves storage. Also benefits with a secret door with a large storage area.

#### Bedroom 5

Located on the first floor, a smaller room which could also be used as a study.

#### Family Bathroom

A beautifully refurbished fully tiled bathroom with bath and shower over, wash hand basin with storage under, WC and electric towel rail. The bathroom benefits with underfloor heating and a mirrored storage cupboard above the towel rail.

#### Shower room

On the second floor, with a large shower, wash hand basin with storage under and WC.



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**St. Michaels Court, Ruscombe, Reading, RG10**

Approximate Area = 1971 sq ft / 183.1 sq m

Limited Use Area(s) = 225 sq ft / 20.9 sq m

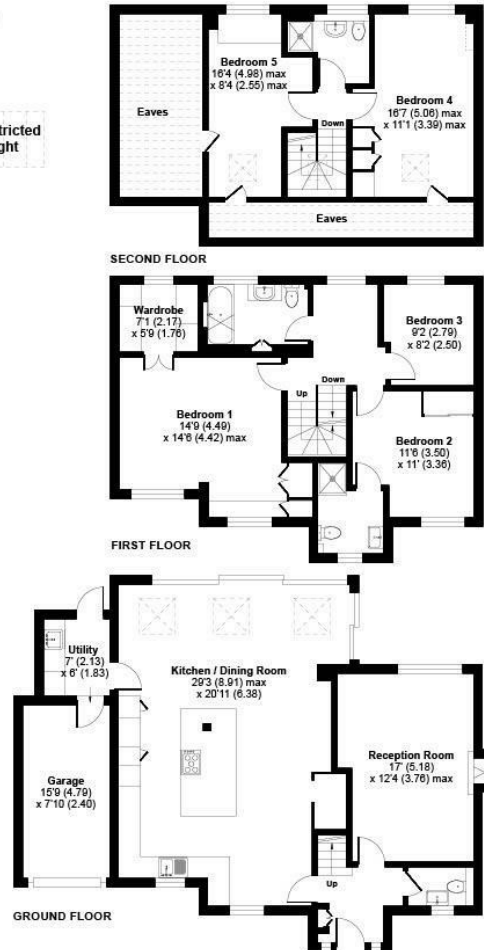
Garage = 124 sq ft / 11.5 sq m

Total = 2320 sq ft / 215.5 sq m

For identification only - Not to scale



Denotes restricted  
head height



# The Estate Agent People Recommend



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.