



Set within a quiet cul-de-sac in the heart of Shinfield, this beautifully proportioned five-bedroom home offers space, calm and considered design in equal measure.

The house occupies a generous plot with landscaped gardens, a double garage and ample parking, yet feels remarkably private. Inside, a wide, light-filled hallway sets the tone, a sense of openness and balance that runs throughout the home.

To the front, a dedicated study and a flexible reception space offer quiet corners for work or play. Beyond, the house opens into its social centre, a remarkable modern kitchen and dining room that effortlessly combines functionality and warmth. Designed with entertaining in mind, it features sleek Neff appliances, twin dishwashers, a coffee station and a bespoke pantry. Underfloor heating runs beneath porcelain tiles, and glazed doors frame views of the garden, creating a fluid connection between inside and out.

The living room is refined and inviting, with a gas fire at its centre, an ideal retreat on winter evenings while the adjoining conservatory brings in soft light and garden views year-round.

Upstairs, five bedrooms are thoughtfully arranged around a spacious landing. The principal suite, overlooking the garden, includes a private bathroom, while a second bedroom also enjoys an en suite. Outside, mature planting and a patio terrace make the garden perfect for relaxed dining or quiet afternoons in the sun. The double garage can be accessed from both front and rear, with further parking on the driveway.

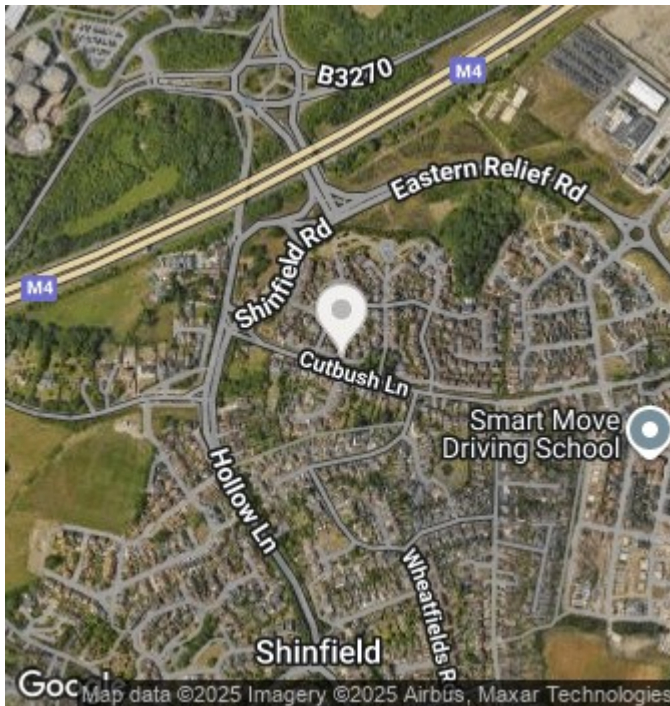
Mimosa Drive sits moments from Shinfield's village centre, local pubs and primary school, with the open countryside close by. Excellent road links place Reading, Green Park and Wokingham within easy reach — a peaceful home perfectly connected to modern life.





- 5 Bedrooms, principal and guest with en suite
- Living room with fireplace
- Family room; Study & Conservatory
- Kitchen with central island and dining area: Granite worksurfaces
- Double garage with electric door and driveway parking

Council tax band G
Council- WBC





Garden

The rear garden enjoys a private aspect with well-maintained leylandii screening on the rear boundary and the garden is laid to lawn with a paved patio terrace. To one side of the garden is a sleeper-edged fire pit area and rear door access to the garage.

Additional information:

Parking

There is driveway parking leading to a double garage with electric door.

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

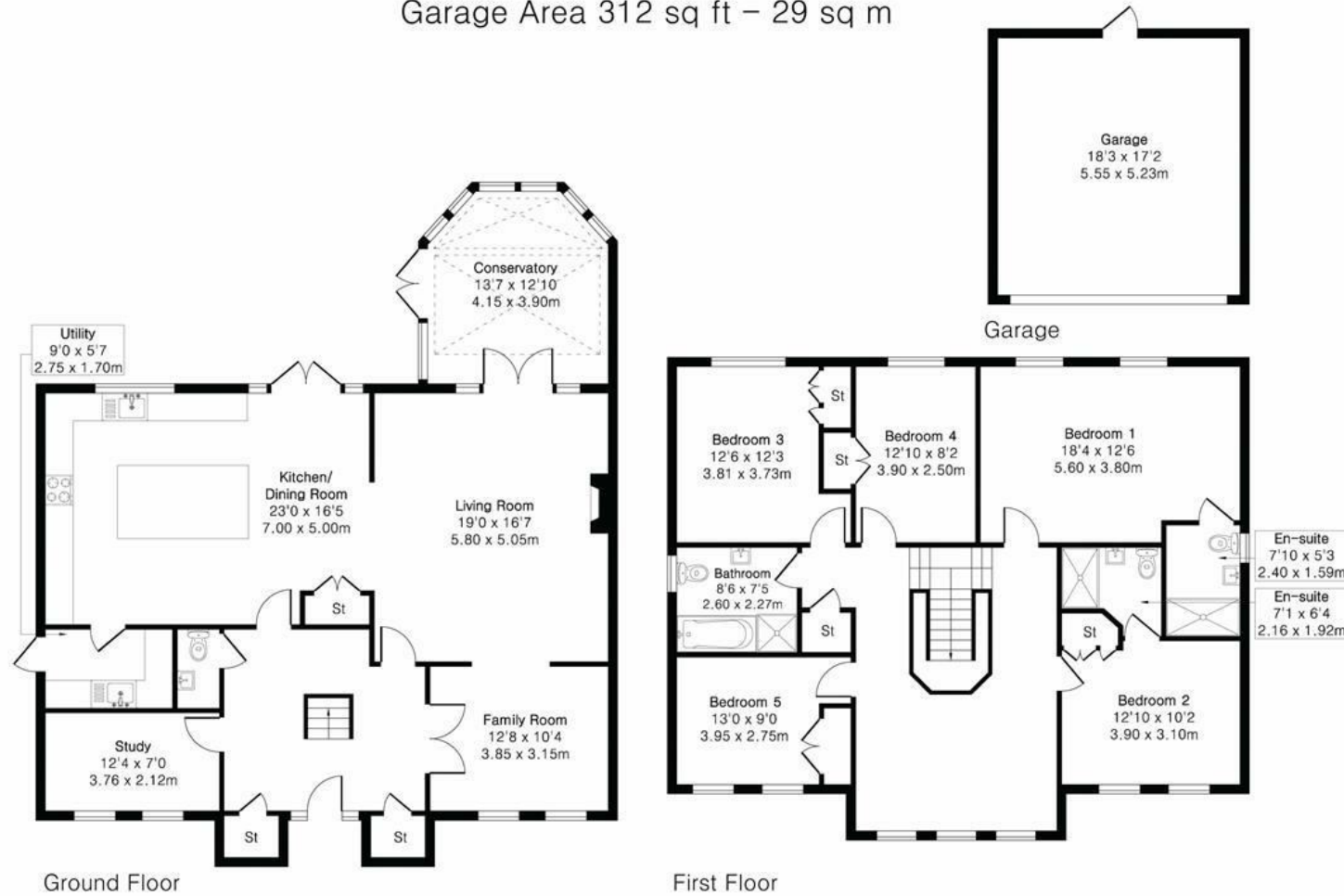


Approximate Gross Internal Area 2913 sq ft - 271 sq m (Including Garage)

Ground Floor Area 1375 sq ft – 128 sq m

First Floor Area 1226 sq ft – 114 sq m

Garage Area 312 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
EU Directive 2002/91/EC		
England & Wales		

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