



**READING ROAD, READING, BERKSHIRE, RG7 3BH
OFFERS IN EXCESS OF £1,250,000 FREEHOLD**

AN EXCITING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL RESIDENCE IN THIS CONVENIENT VILLAGE SETTING

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DESCRIPTION:

Presenting a remarkable opportunity to acquire a grand period detached property nestled in the heart of a charming village. This substantial property offering over 5000 sq. ft. of living accommodation boasts an impressive 13 bedrooms all with their own bathrooms, offering an abundance of space and versatility. Formerly a thriving guest house the property offers the new owners a multitude of uses, including a grand family home or commercial premise. There is also a lapsed planning approval to create seven spacious apartments which could be re-instated.

This residence, set behind a walls, showcases a beautiful generous garden and a peaceful patio, perfect for outdoor relaxation and entertaining. The ground floor boasts a generous kitchen/diner with an Aga, a range of integrated appliances and large island with granite work top, a large utility room/laundry, dining room, living room and four bedrooms with bay windows and en-suite bathrooms. The ground floor bedrooms can be re-configured to create additional living spaces. There are 9 first floor bedrooms all with their own bathrooms. There is off-street parking behind walls for several cars and also garaging and outbuildings providing ample storage space. This unique property offers a truly unique opportunity to acquire an extraordinary piece of real estate, whether for an extended family, developer or someone looking for a commercial opportunity.

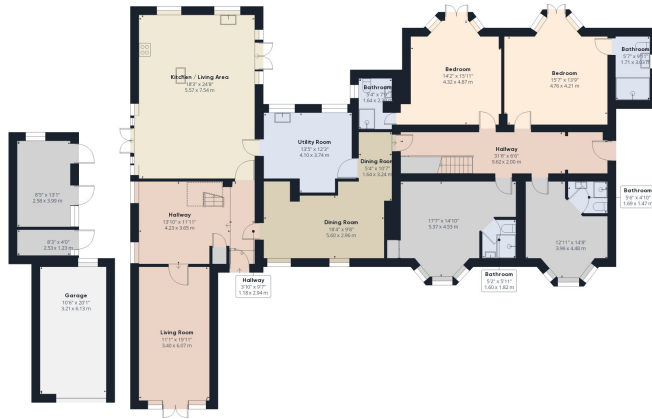
AT A GLANCE

- Substantial Property in a Convenient Village Location
- 13 Bedrooms and 13 Bathrooms
- Over 5000 sq. ft. (484 sq. M.) of Accommodation
- Generous Walled Gardens
- Garaging, Out-Buildings and Parking for Several Cars
- Spacious Family Home for Multi-Generational Living
- Development Potential or Commercial Use
- Council Tax Band G









Ground Floor



Floor 1

Approximate total area¹⁾
 5212.81 ft²
 484.29 m²

Reduced headroom
 9.79 ft²
 0.91 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

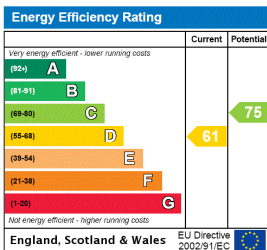
Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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