



CHRISTCHURCH ROAD, READING, BERKSHIRE, RG2
GUIDE PRICE £800,000 FREEHOLD

A WONDERFUL OPPORTUNITY TO ACQUIRE THIS SIX BEDROOM GRADE II LISTED DETACHED FAMILY HOME

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Offered to the market with no onward chain, a truly unique and wonderful six bedroom late Victorian, detached family home, believed to have been built in 1894 for the managers of Huntley & Palmer. Coming to the market for the first time in 50 years and occupying an established corner plot, set within the sought after University area. This delightful Grade II listed home has retained many original features and now offers the opportunity for individual improvement and upgrading to create a stunning family home. Ideally positioned within walking distance of a number of independent and selective grammar schools to include Reading Boys, The Abbey, Kendrick Girls School and St Joseph's College. The property is also conveniently situated for access to the town centre with its mainline station giving direct access to London Paddington in just over 20 minutes, Royal Berkshire Hospital, University campus and Cintra Park. With accommodation set over three floors the property offers a wealth of charm and character to include original open fireplaces, high ceilings, window seats, ornate coving, ceiling roses and sash windows.

Internally comprising enclosed tiled entrance porch, leading through to the entrance hallway with balustrade turning staircase leading to the first floor, courtesy door leads down to the cellar, cloakroom/shower room, dual aspect bay fronted sitting room with feature tiled open fireplace and floor to ceiling opening sash window, good sized dining room, study, kitchen/breakfast room and utility. To the first floor there is a generous landing area, which serves access to four double bedrooms and a single bedroom which are complemented by a family bathroom. Further staircase from the landing leads to the second floor where there is another double bedroom and a good-sized storage/loft room.

To the rear of the property there is a covered terraced area and a lean to along the side of the property which has a side access gate. The main part of the walled garden is laid to lawn with mature shrub tree borders and a wrought iron gate to one side which serves access to the front of the property where there is a tiled pathway with access gate and mature hedging to either side. All in all, a fantastic opportunity to acquire this wonderful, detached family home.

AT A GLANCE

- No Onward Chain
- Believed To Date Back To 1894
- Over 3,000 sq/ft Of Accommodation
- Three Formal Reception Rooms
- Six Bedrooms
- Kitchen/Breakfast Room & Utility
- Cloakroom/Shower Room & Cellar
- Secluded Walled Gardens
- Walking Distance Of The Town Centre





Approximate Gross Internal Area 3032 sq ft – 282 sq m
 Lower Ground Floor Area 44 sq ft – 4 sq m
 Ground Floor Area 1474 sq ft – 137 sq m
 First Floor Area 1149 sq ft – 107 sq m
 Second Floor Area 365 sq ft – 34 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.