



Winkworth
for every step...



CHURCH STREET, THEALE, READING, RG7
£550,000 FREEHOLD

A SUBSTANTIAL PERIOD PROPERTY WITH BAGS
OF POTENTIAL TO CREATE A SPACIOUS FAMILY
HOME OR CONVERT SUBJECT TO PLANNING

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DESCRIPTION:

Overdene House is a substantial Victorian property built in the mid-19th Century in this convenient village location a short walk to Theale Station with its direct link to London Paddington and close to the M4 at Junction 12. We believe that the original house was built for a local doctor and was originally a family home which was subsequently converted into offices. Planning was approved in 2021 to return the building back to residential and a family home and work has been started on the conversion. Living accommodation is set over four floors with an annex or separate flat on lower ground floor, complete with a kitchen/reception room, bathroom and two further rooms one of which could potentially be used as a cinema room. The lower ground floor is accessed via its own door at the side of the building. The ground floor has two generous reception rooms and a large bright kitchen/breakfast room which has been partially re-fitted and utility room and laundry. On the first floor three bedrooms, including the large master bedroom with an en-suite bathroom which is partially completed and a further part fitted family bathroom. The top floor boasts two further large bedrooms with eaves storage, a boiler room and an unfinished bathroom. To the rear of the property there is a generous outside space currently parking for several cars but with potential to divide into landscaped gardens and parking. Planning consent has been granted for a large ground floor family room, a wall to separate off the rear garden and demolition to the structure to the front of the house which is currently utility space and a wash room. This extensive property retains a wealth of character with period features, including ornate fireplaces and sweeping staircases. The current owners have started the restoration of the property into a family home but there is also opportunity to convert into apartments for sale or rental or commercial premises. This is a superb opportunity for a family looking for a project to create a home in their own vision or for an investor/developer to convert and let or split up and sell ON.

AT A GLANCE

- A Substantial Victorian Semi-Detached Home
- Built circa 1840 as a doctors House
- Four Storeys of Living Accommodation
- Spacious Family Home Or Potential to Convert Subject to Planning
- 6/7 Bedrooms
- 3/4 Reception Rooms
- 4 Bathrooms
- Lower Ground Floor Annex
- Large Rear Garden/Parking Area







TOTAL FLOOR AREA: 3506 sq.ft. (325.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metronix (2017)

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