





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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for every step...



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.

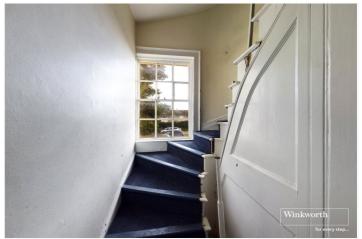
AT A GLANCE

- 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.

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we, rooms and any other items are approximate and no responsibility is taken for any error

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haser. The services, systems and appliances shown have not been tested and no guarante

as to their operability or efficiency can be given.

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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.



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