



PARK COTTAGE NEW LANE HILL, TILEHURST, READING, BERKSHIRE, RG30 4JN

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Park Cottage, New Lane Hill, Tilehurst, Reading, Berkshire, RG30 4JN Freehold

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DETACHED PERIOD 6 BEDROOM FAMILY HOME FULL OF CHARACTER AND CHARM

The Park Cottage is a distinguished and beautifully appointed detached period residence, set in an enviable position opposite the St Michael's Conservation Area and the historic St Michael's Church in Tilehurst. Offering over 4,000 sq ft of elegant and versatile accommodation, this rare home combines timeless architecture with exceptional space and lifestyle appeal - delivering both luxury and outstanding value.

for outdoor living and entertaining. A generous paved terrace is bordered by raised brick planters and opens onto a well-kept lawn framed by mature conifers. A side path leads to the lawned front garden, which benefits from a secondary gated entrance off New Lane Hill, and is partially screened by mature trees and hedging - giving the property a graceful sense of arrival and privacy.

Across two generous floors, the property offers six bedrooms and three bathrooms, all finished to a high standard. The ground floor is particularly impressive, with all principal reception rooms enjoying an open garden outlook.

The grand drawing room is flooded with natural light thanks to its twin bay windows, while the formal dining room features dramatic, full-height sash windows - perfect for entertaining in style. A private study, with French doors to the garden, provides a peaceful retreat for working from home or quiet reflection.

A converted coach house is seamlessly linked to the main residence, currently serving as a double garage with two large storage rooms above - offering scope for a home office, studio, or further accommodation if desired.

Positioned for convenience as well as charm, the home is ideally located for access to the M4 motorway, Reading town centre, and Tilehurst's local amenities - with superb transport links including rail and regular bus services, making it both a serene sanctuary and a practical base.

The Garden – Bathed in sunlight thanks to its southerly orientation, the garden offers a private, established setting



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Ground Floor



Floor 1

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Approximate total area[®]
3706 ft²
344.4 m²

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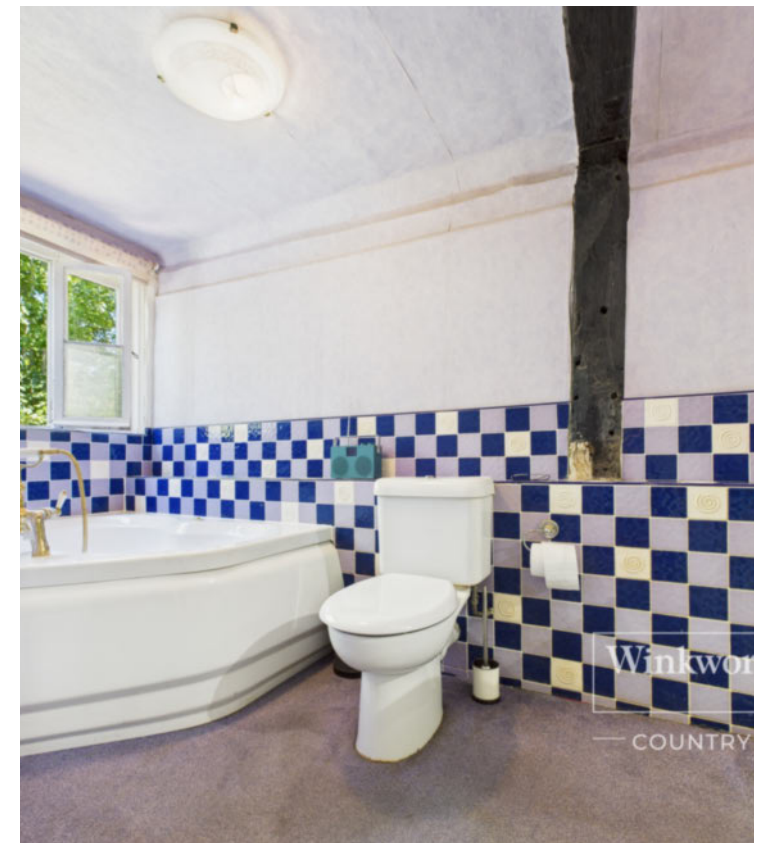
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





LOCATION

Tilehurst is a well-established suburb located to the west of Reading, Berkshire, offering a balanced lifestyle that combines suburban calm with excellent connectivity. With its close proximity to Reading town centre, the M4 motorway, and direct train links to London Paddington via Tilehurst Station, it's an ideal location for commuters. The area boasts a strong sense of community, with a good mix of independent shops, pubs, and local amenities, alongside green spaces such as Prospect Park and Arthur Newbery Park. Tilehurst is particularly popular with families thanks to its well-regarded schools, including Birch Copse Primary (rated Outstanding by Ofsted) and Little Heath School, as well as easy access to Reading's grammar and independent schools. Housing options are diverse, ranging from 1930s semis and post-war family homes to newer developments, all generally more affordable than properties in central Reading. This affordability, coupled with strong transport links, quality education options, and a growing reputation as a desirable residential area, makes Tilehurst a great place to buy-whether you're a

first-time buyer, a growing family, a commuter, or an investor looking for long-term value.



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— COUNTRY HOUSE —

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