



Winkworth

— COUNTRY HOUSE —

New Lane Hill, Tilehurst, Reading, RG30 4JN.

Price Guide £1,100,000 *Freehold*



Detached period 6 Bedroom family home full of character and charm

Park Cottage is a distinguished detached period residence, ideally positioned opposite the historic St Michael's Church in Tilehurst. Extending to over 4,000 sq ft, this exceptional home blends timeless architecture with generous, versatile living space—offering outstanding value.

Arranged over two floors, the property features six well-proportioned bedrooms and three bathrooms. The ground floor is particularly impressive, with all principal reception rooms enjoying open floor to ceiling views of the garden.

The drawing room is filled with natural light while the formal dining room boasts striking full-height sash windows—perfect for entertaining. A private study with French doors to the garden provides an ideal space for home working or quiet retreat. There is a stunning kitchen/breakfast room which offers complete luxury and has fitted, quality appliances including two ovens, fridge freezer, boiling water tap., hob, dishwasher and waste disposal unit.

A coach house is connected to the main residence and currently functions as a double garage with two storage rooms above, offering excellent potential for a home office, studio, or additional accommodation.

Conveniently located, the property provides easy access to the M4, Reading town centre, and Tilehurst's local amenities, along with excellent transport links including rail and regular bus services.

Outside, the south-facing garden is a private and established haven with spacious paved terrace which leads onto a well-maintained lawn bordered by mature trees. A side path connects to the front garden, which features a secondary gated entrance from New Lane Hill.

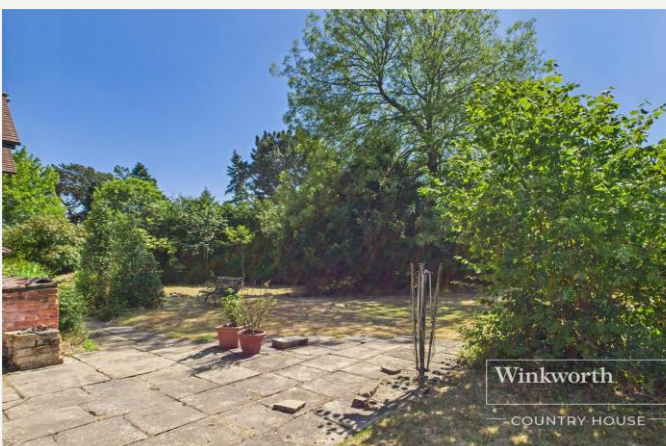
- Over 4,000 sq ft of well-proportioned accommodation
- Detached period home opposite Routh Lane
- Six spacious bedrooms
- Stunning kitchen/breakfast room
- Study opening onto mature gardens via French doors
- Linked former coach house garage and versatile upper rooms
- South-facing, beautifully landscaped private garden with terrace
- Gated dual access from New Lane Hill and front garden
- Superb location with easy access to M4 & rail links

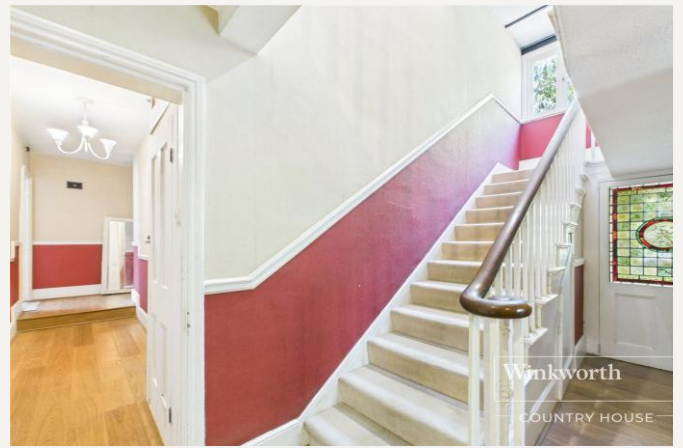
Reading

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
3706 ft²
344.4 m²

(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		

<https://www.winkworth.co.uk/sale/property/REA250634>

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