

HALLS ROAD, READING, BERKSHIRE, RG30 4PT
£1,195,000 FREEHOLD

**STUNNING 'HADDOCK BUILT' FIVE/SIX
 BEDROOM, FOUR BATHROOM, FOUR RECEPTION
 DETACHED HOME IN A PRIME LOCATION.**

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DESCRIPTION:

Originally built in the 1940s, this magnificent 'Haddock' detached family home has been meticulously extended and refurbished to create a stunning contemporary residence in one of Tilehurst's most prestigious locations. The property boasts beautifully landscaped south-facing garden approaching 200ft, offering privacy and breathtaking panoramic views across the countryside.

The secure gated driveway accommodates up to six vehicles, with planning permission granted for a double garage. Inside, the impressive double-height entrance hall celebrated by a luxurious designer chandelier and also features a bespoke glass and wooden staircase, setting the tone for the luxurious interior. The ground floor includes four spacious reception rooms: a stylish kitchen with a large breakfast bar and integrated TV cabinet, a stunning sunlit garden room with picture window as well as bifold doors leading to a raised sun garden terrace/patio, a south-facing dining room again with bifold patio doors, and a flexible study/bedroom with shower room potential. A utility/boot room adds practicality.

On the first floor are four generously sized double bedrooms, two with en-suite bathrooms, and a modern family bathroom. The second floor is dedicated to a luxurious master suite with Velux Cabrio balcony windows showcasing far-reaching views, an en-suite bathroom featuring a jacuzzi bath with built-in TV, and extensive storage including walk-in wardrobes.

The landscaped rear garden includes a substantial Swedish log cabin with power, heating, and broadband—ideal as an office or additional living space. Modern conveniences such as Cat 5 wiring, built-in speakers, CCTV, alarms, and a multi-room Sonos system enhance comfort and functionality.

Situated in Tilehurst's prime location, this exceptional property offers easy access to transport links, top-rated schools, fine dining establishments, and scenic country walks. Viewing is highly recommended to appreciate this thoughtfully designed home that blends period charm with contemporary sophistication.

AT A GLANCE

- No onward chain complications
- Prime location in Tilehurst
- Five double bedrooms (including master suite)
- Four spacious reception rooms
- Stylish German kitchen with breakfast bar
- Three en-suites + modern family bathroom
- Gated driveway for upto six cars + planning for double garage
- South-facing private garden (200ft)
- Swedish log cabin with power & Cat 5 broadband







Approximate total area⁽¹⁾

2681.08 ft²
249.08 m²

Reduced headroom

214.05 ft²
19.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

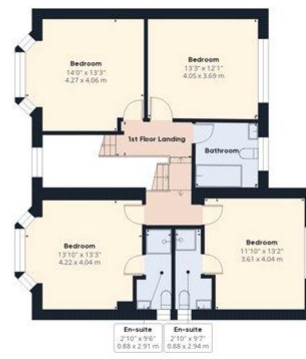
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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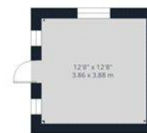
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	77 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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