



35 Abbey Gardens, Upper Woolhampton, Reading, Berkshire, RG7 5TZ OIEO £800,000

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A Delightful 4-5 bedroom townhouse offering over 3000 sq. ft. of living accommodation over 4 floors in an exceptional setting

An exceptional, spacious four/five-bedroom link-detached townhouse, set within the prestigious former Douai Abbey School site, adjoining Douai Monastery and surrounded by beautiful semi-rural countryside.

Offering over 3000sq. ft. (283sq. m.) of living accommodation over four floors and finished to an exacting standard throughout. This impressive and highly individual home offers exceptionally versatile accommodation, combining elegant living spaces with outstanding flexibility.

The ground floor features a superb kitchen/breakfast room with integrated Bosch appliances and granite worktops, alongside a generous living/dining room with double doors opening onto the landscaped rear garden. A utility room, cloakroom and large double integral garage complete this level, with the garage offering excellent potential as a gym, storage or hobby space.

The first floor provides a bedroom suite, shower room and spacious dual-aspect sitting room, which could equally serve as an additional bedroom. The second floor offers two further bedroom suites, including the principal bedroom with walk-in dressing room/study area.

One of the highlights of the property is the top floor, accessed via an elegant oak spiral staircase, where an impressive 20ft x 21ft living space with its own bathroom provides a wealth of possibilities — from a luxurious master suite or guest accommodation to a teenagers' retreat or exceptional entertainment space/cinema room.

Outside, the property enjoys a beautifully landscaped rear garden and driveway parking for 2–3 cars, in addition to the double garage.

A rare opportunity to acquire a beautifully appointed and exceptionally versatile home in a peaceful, prestigious setting, yet conveniently positioned for the transport links to Reading and Newbury.

No onward chain.

KEY FEATURES

- Exclusive 4/5 bedroom link-detached townhouse.
- Over 3000 sq. ft. (282sq. m.) of living space over 4 floors.
- High-specification kitchen/breakfast room.
- Generous living/dining room overlooking the rear garden.
- Versatile 25ft top-floor living space with bathroom.
- Oak spiral staircase.
- Double integral garage with electric doors.
- Landscaped rear garden.
- Driveway parking for 2–3 cars.
- Semi-rural setting adjoining Douai Monastery.
- No onward chain

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MATERIAL INFO

Tenure: Leasehold

Term: 979 year and 3 months

Service Charge: £1828.83 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: G

EPC rating: To be confirmed



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