

Property ref: 84640

The Manor House, Reading, RG30 4JJ

PRICE GUIDE £1,295,000

HASLAM'S
Sales



Magnificent detached home built by local luxury builder Donfield. Set within an exclusive development of only four homes, enjoying a prime position overlooking Calcot Park Golf Course with unrivalled views over the ninth fairway. Approached via a private driveway with electric gates and video entry phone, this four bedroom home has been updated by the present owners and features a beautiful walled garden to the front, generous driveway parking and detached double garage. The rear garden has a large terrace, ideal for al fresco dining. Ideally positioned for M4 Motorway access (Junction 12) and excellent rail links to London. Reading boasts several good independent and state schools including Kendrick and Reading Grammar Schools.

- Principle suite with balcony overlooking golf course; en suite dressing room and bathroom
- 3 further bedrooms, guest with en suite shower room
- Double aspect Sitting room and doors to garden
- Kitchen/Dining/Family Room
- 16' Study; EPC rating: C
- Detached double garage with electric doors

Reception Hall

With double coat cupboard. Intruder Alarm. Feature staircase leading to galleried landing

Cloakroom

Fitted with light oak units and granite worktops. Villeroy and Boch countertop sink and back to wall wc. Heated towel rail

Sitting Room

Double aspect room with Adam style fireplace and remote controlled gas fire. Double doors to garden

Kitchen / Dining / Family room

Fitted with Second Nature light oak units, granite work surfaces. Island with inset sink, Instant hot tap and soap dispenser. Ample drawers and cupboards, pull out larder. Siemens double oven and combination microwave. Siemens coffee machine, induction hob. Dishwasher. Peninsular breakfast bar with cupboards on both sides. Dining Area - A light and airy space leading to Family Room - A spacious area overlooking the gardens with breathtaking views of the golf course.

Utility

White gloss units. Sink with cupboard housing Water Softener. Boiler Cupboard housing Boiler, Pressurised Hot Water System and Duovac central vacuum system. Door to Garden.

First floor

Light galleried landing with double airing cupboard. Loft hatch with pull down ladder, leading to boarded loft. Planning Approval granted for bedroom and bathroom

Principle Bedroom suite

Double doors to balcony with views of golf course, Nolte mirrored fitted wardrobes. Double doorway leading to:

Dressing Room

Double and single built in wardrobe

En-suite Bathroom

Fully tiled walls Bath with shower and screen. Units with solid surface tops, two sinks with double mirrored cabinets over, back to wall wc. Heated towel rail. Amtico flooring

Bedroom Two

Double built in wardrobe, door to en-suite

En-suite Shower room

Fully Tiled walls. Quadrant shower cubicle, wall hung sink, WC, Amtico flooring

Bedroom Three

Views over golf course. Double built in wardrobe.

Bedroom Four

Double built in wardrobe

Family Bathroom

Fully tiled walls. Bath with shower and screen Units with solid surface worktops, sink with mirrored cabinet over. Heated towel rail.

Outside

A particular feature of the property is the private established gardens incorporating a brick paved terrace which is ideal for al fresco dining overlooking the 9th tee. At the front of the property are walled gardens with further lawned areas and beds and the gardens extend behind the garage and include a large timber shed/workshop with light and power, greenhouse and a further garden shed. There is an irrigation system which is designed to water both the front and rear gardens.

Parking

Electric gates with video entry system open to a generous brick paved driveway

Detached Garage

6.09m (20') x 6.09m (20')

Two electric doors. Light and power. Wooden pull down staircase giving access to boarded loft

General Note

Local Authority: West Berkshire

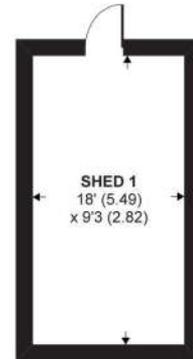
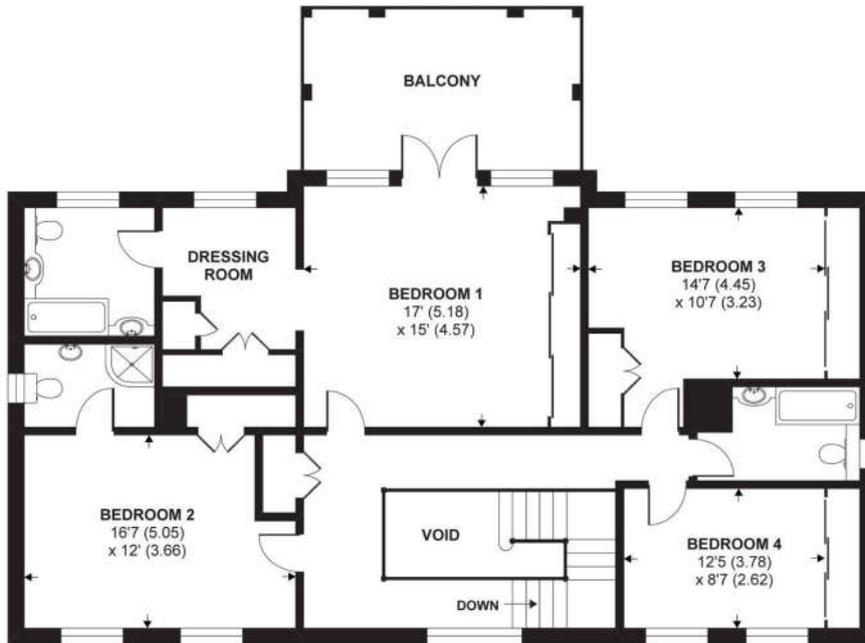
Council Tax Band: H



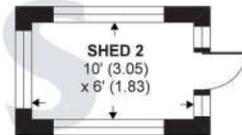


New Lane Hill, Tilehurst, Reading, RG30

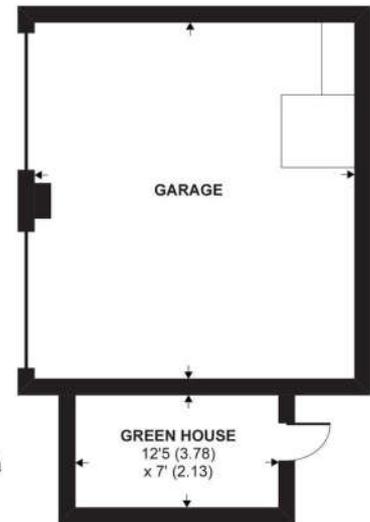
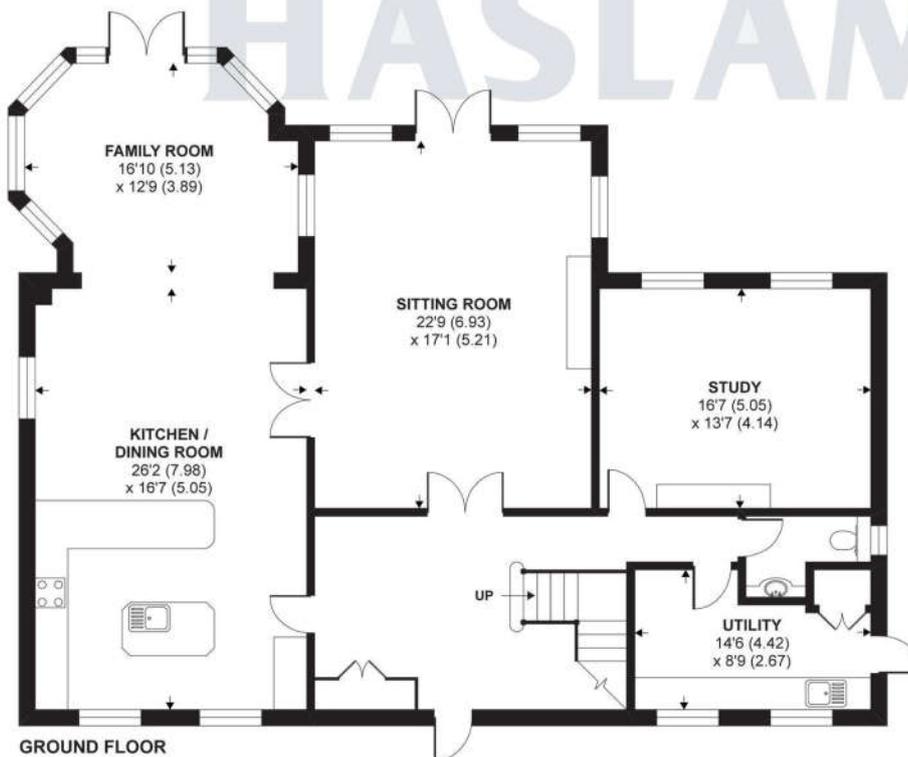
APPROX. GROSS INTERNAL FLOOR AREA 2996 SQ FT 278.3 SQ METRES (EXCLUDES OUTBUILDINGS / GARAGE & VOID)



OUTBUILDING 1



OUTBUILDING 2



OUTBUILDING 3

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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0118 960 1000

info@haslams.net www.haslams.net

Haslams Estate Agents Ltd, 159 Friar Street,
Reading, Berkshire, RG1 1HE