



Monktons
The Street | Mortimer | Berkshire | RG7 3PE

FINE & COUNTRY

MONKTONS



Monktons is a luxurious Edwardian family home, accessed through handsome brick pillars which lead on to a gravelled driveway providing parking for up to six vehicles, as well as a triple bay garage. The six-bedroom property retains both the traditional style of its period with high ceilings, large windows and wide reception halls mixed with a more contemporary feel. They really do not build houses of this grandeur and quality anymore and they therefore rarely come on to the market; a wonderful blend of the old and the new in what can only be described as a stunning property, conveniently situated in the heart of Berkshire, with easy access into London.



KEY FEATURES

This beautifully presented home spans over 4,576 sq. ft of space in more than half an acre, set in the centre of Berkshire and only a 45-minute drive into the centre of London. Monktons is just a seven-minute walk to Mortimer train station, which is 50 minutes by train into either Paddington or Waterloo.

Ground Floor

As you enter the magnificent reception hall with original tiled flooring, you are struck with the sheer space afforded to this house. The dining room and the capacious drawing room sit either side of the reception hall, the former with a traditional open fireplace and the latter incorporating a wood-burning stove.

The kitchen features a central island and granite worksurfaces throughout, including four integrated Miele ovens (two conventional, a steam and a combination oven). Two sets of French doors afford the kitchen an abundance of natural light and give access to the garden, perfect for al fresco dining.

Off the kitchen is a wonderful dual aspect family room with a study area. This features the original household bells, solid oak cupboards and a fantastic wall-mounted woodburning stove.

A downstairs cloakroom and additional storage space can be found by following the reception hall round to the left. Also on this floor is a boot/utility room which is conveniently fitted with cupboards and a sink unit, and this provides access to the rear garden.









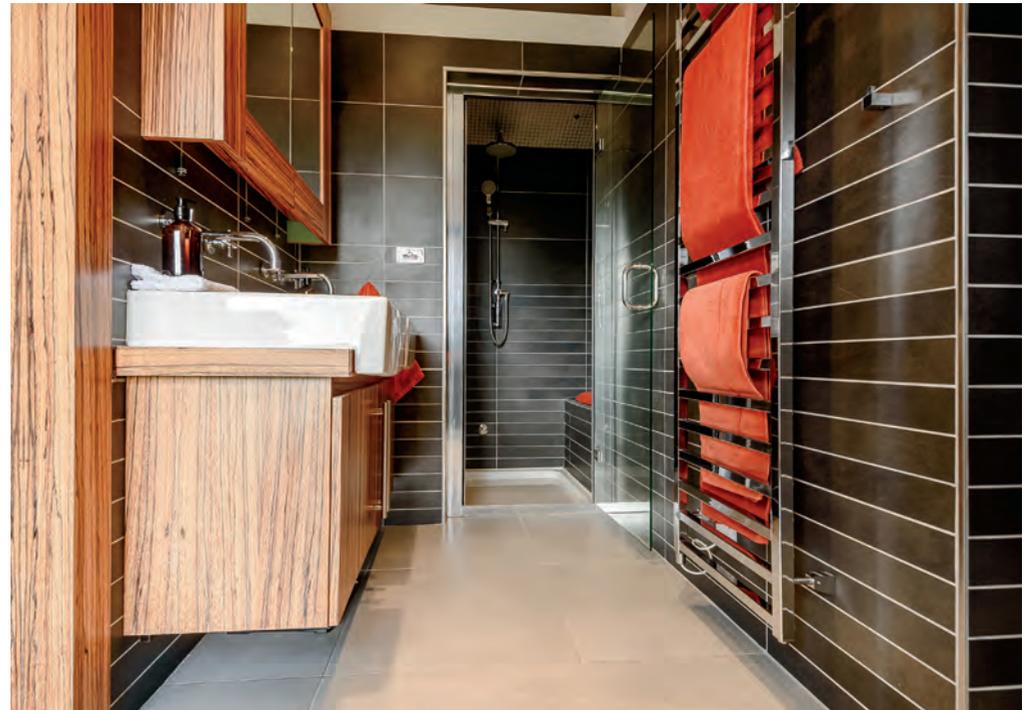




First Floor

The feature staircase rises to the first floor which leads to the beautiful Principal bedroom. This has a notable split-level en-suite with views over the adjacent field and a separate steam shower as well as a dressing room.

There are three further double bedrooms including one with en-suite and a modern family bathroom.













Second Floor

The second floor has two further spacious double bedrooms, a large bathroom and a storeroom.





KEY FEATURES

Outside

Set in 0.55 of an acre, the beautifully well-maintained garden is accessed via a raised wrap-around flagstone patio with steps leading down to the expansive lawn and offers a great place to unwind in the summer months. By the evening, the patio is embraced by the sun's rays making it an ideal place to entertain guests or relax looking out onto open countryside.

The triple bay garage/workshop has been designed to incorporate a home office with bathroom facilities on the first floor and could, subject to the appropriate permissions, be converted into a self-contained annexe.





Location

Monktons is in the much sought-after village of Mortimer which has all of the amenities you would expect: supermarket, coffee shops, doctor's surgery, dentist and pharmacy.

Mortimer has a real heart to the village and has a wonderful community.

Being just a five minute drive away from the M4, central London is only 45 minutes' drive away and Mortimer train station goes into either Waterloo or Paddington, thus perfect for commuting. Reading and Basingstoke are just seven and eight miles away respectively. The M3 motorway supplying convenient routes to the Southeast of England is also close by.

There are several great schools to choose from in the area. Primary schools nearby include, Elstree, Cheam, Daneshill, The Abbey and St Gabriel's and Secondary schools include Reading Blue Coat School, the renowned Reading Grammar School, Crossfield's, Shiplake, Leighton and Bradfield.

Leisure and sporting activities are well- catered for. Wellington Riding School is particularly well-known, and Newbury and Ascot racecourses are nearby as is Henley Royal Regatta.

De Vere Wokefield Estate Hotel provides high-level golf and a gym, and the renowned Nirvana Spa in Sindlesham has luxurious and state-of-the-art facilities.







INFORMATION

Services

Electricity, oil heating and mains sewerage

Tenure

Freehold

Local Authority

West Berkshire Council

Council tax band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01 183 248 030 | 07899875966

Website

For more information visit www.fineandcountry.com/twyford

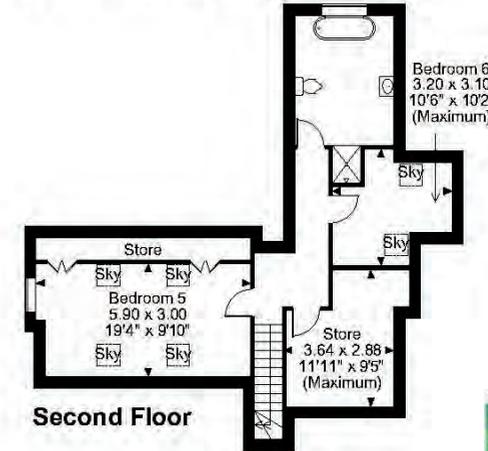
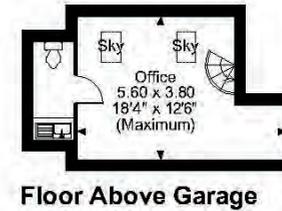
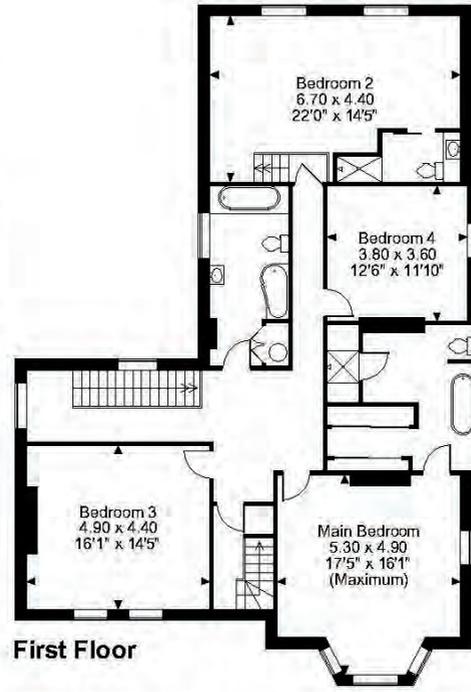
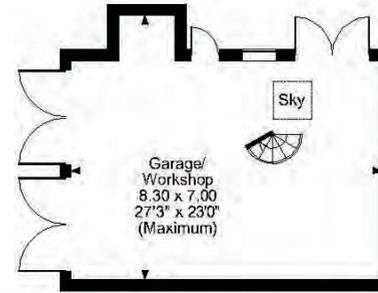
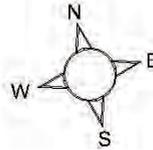
Opening Hours:

Monday to Friday – 9am-6pm

Saturday – 9am-2pm

Sunday and Evening - by appointment only

Monktons, The Street, Reading
Approximate Gross Internal Area
Main House = 3811 Sq Ft/354 Sq M
Garage & Workshop = 765 Sq Ft/71 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ADRIAN BEATTY

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Adrian has been in the property industry for a number of years having previously worked in finance in the City. He has extensive knowledge of new builds and property developments having completed a number of successful projects himself.

His ethos is to work transparently with his clients on a one-to-one basis and put them first, listening to their requirements and getting them the outcome, they want with uncompromising integrity and discretion.

THE FINE & COUNTRY
FOUNDATION

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