THE MOUNT

READING • RG1 5HL

HASLAMS
1838
COLLECTION

INTRODUCING

THE MOUNT

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£750,000

This exceptional Grade II-listed end townhouse occupies one of the University area's most desirable addresses, on The Mount within the Christchurch Conservation Area.

Built for a foreman of Huntley & Palmers, the house has been comprehensively refurbished and thoughtfully remodelled, creating a modern home behind a mellow-brick exterior. Original sash windows and ornate railings sit alongside clean-lined interiors and beautifully connected living spaces.

At the centre of the house is an open-plan kitchen and dining space, where a part-vaulted ceiling, Velux windows and a glazed lantern draw natural light into the room. Bifold doors open onto the private walled garden, creating an effortless connection between inside and out.

A family room sits just beyond the kitchen and dining room, while the formal sitting room provides a more intimate space, centred around its fireplace.

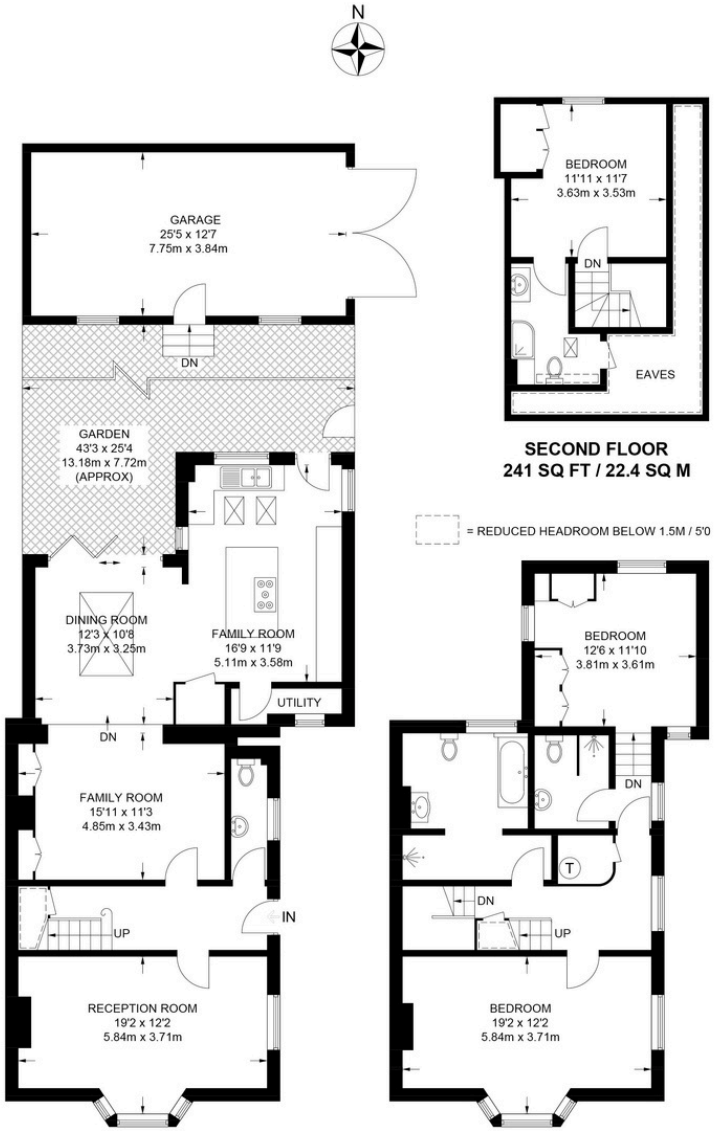
The principal bedroom is an impressive 19ft, with a separate bathroom, alongside a further double bedroom with en-suite. The top floor provides a third bedroom with en-suite shower room.

Outside, the landscaped walled garden is framed by mature olive and mulberry trees, with direct access to the garage.

Perfectly positioned for the hospital, university campus, theatre and town centre, with excellent transport links, local amenities and a choice of highly regarded independent and state schools within walking distance.

IN A NUTSHELL

Bedrooms	3	Reception Rooms	3
Bathrooms	3	Parking Spaces	2



SECOND FLOOR
241 SQ FT / 22.4 SQ M

GROUND FLOOR
920 SQ FT / 85.5 SQ M

FIRST FLOOR
688 SQ FT / 63.9 SQ M

APPROXIMATE GROSS INTERNAL AREA = 1849 SQ FT / 171.8 SQ M
DOUBLE GARAGE = 307 SQ FT / 28.5 SQ M
TOTAL = 2156 SQ FT / 200.3 SQ M
(EXCLUDING EAVES)

This plan has been drawn for illustrative and identification purposes only.

ADDITIONAL INFORMATION:

Parking
The property has a garage located at the rear of the garden with double doors opening from The Mount.

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Property construction – Standard form
Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The property is Grade II listed and located in a conservation area.

EPC Rating: D

AREA

GUIDE

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Transport

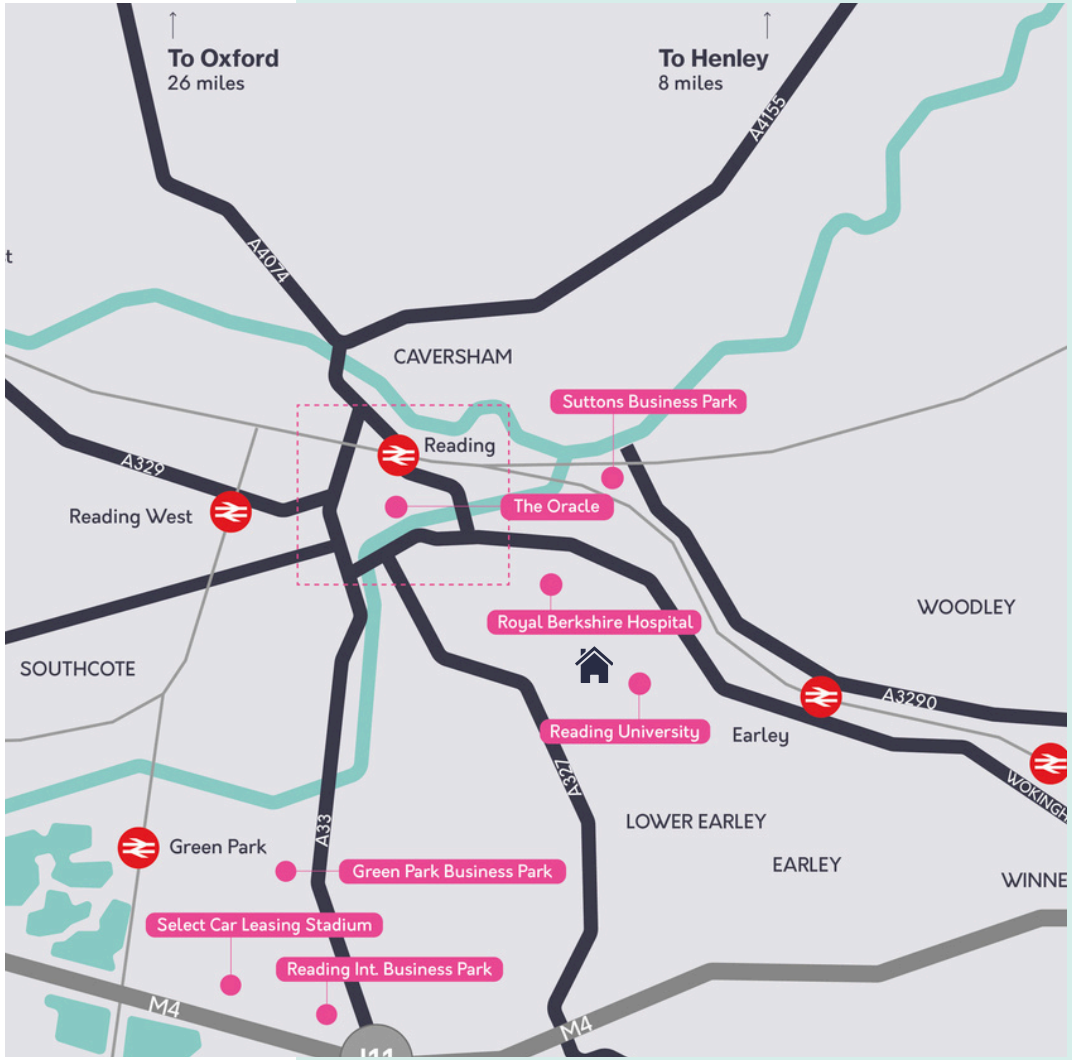
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.



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