



Set along a quietly elegant, tree-lined address in Reading's highly regarded University area, this detached Arts & Crafts family home blends period character with modern, light-filled living. Occupying an established plot of approximately 0.23 acres, the property enjoys a beautifully mature rear garden extending to around 150 feet, offering a notable sense of privacy. A standout feature is the garden studio, complete with a mezzanine level, ideal as a home office, creative space or guest retreat. Internally, the accommodation is both flexible and welcoming. The triple-aspect living room is centred around a feature fireplace, while the dining room opens seamlessly to the outdoors via bi-fold doors, leading onto a glazed-sided raised timber deck, perfect for entertaining and relaxed family living.

The kitchen-breakfast room combines warmth and practicality with solid wood work surfaces and a traditional butler's sink, complemented by a walk-in cloakroom and a ground-floor WC. Upstairs, the home offers four well-proportioned bedrooms, making it ideally suited to growing families. Perfectly positioned, the property lies within easy reach of an excellent selection of state and independent schools, with the University campus, Royal Berkshire Hospital and local shops all within walking distance. For commuters, M4 access and local bus routes are close at hand, providing strong connections to the wider region. A characterful, well-balanced home in one of Reading's most desirable residential locations.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 4 Bedrooms
- Triple aspect living room with fireplace
- Dining room with bifold doors to raised deck with glazed panels
- Kitchen-breakfast room
- 150' westerly aspect garden with Garden Room
- Driveway parking and single garage





Council tax band G

Council- Reading

Garden

The property features a raised timber deck with glazed sides that overlooks the westerly aspect garden and is ideal for al fresco dining. Skirted by a paved patio terrace with a slate chipping pathway leading to the garden with an abundance of mature trees, fruit trees and mature shrub beds which provide a high level of privacy. The garden extends in excess of 150' and is laid to lawn with pathways that meanders to the rear where there is an insulated timber garden room with a mezzanine level that would make an ideal home office or gym. At the side of the house there is a covered paved area which is accessed via double timber gates from the front of the property.

Parking

The property has gravelled hard standing to the front with railings and steps down to the front door and driveway parking that leads to a single garage.

Agents Note

The property underwent structural repair via insurers in 1991 for subsidence, for further information please contact the office. There is a Tree Preservation Order on the Oak tree in the rear garden.

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles and a single garage. There is a further area of driveway to the side with gates opening to a covered lean-to.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

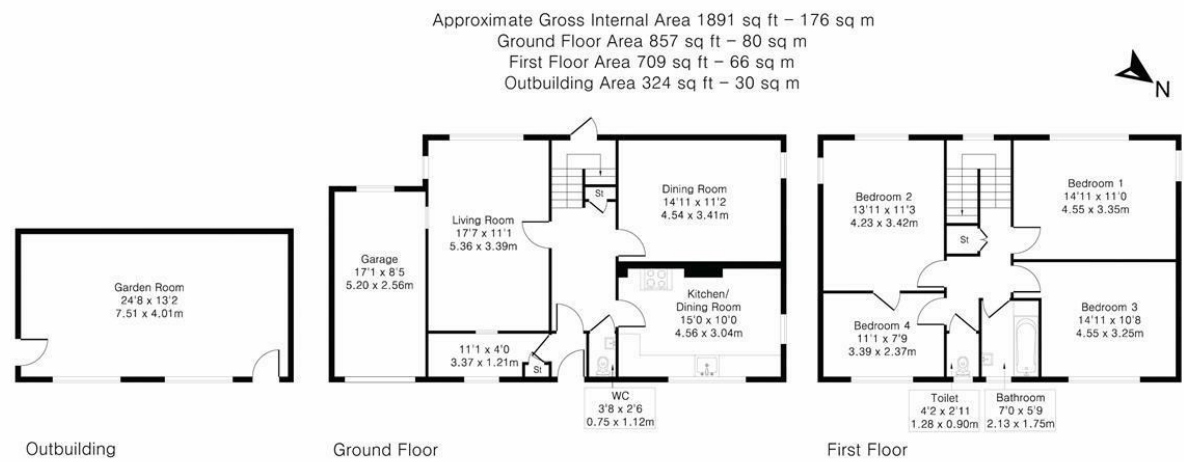
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

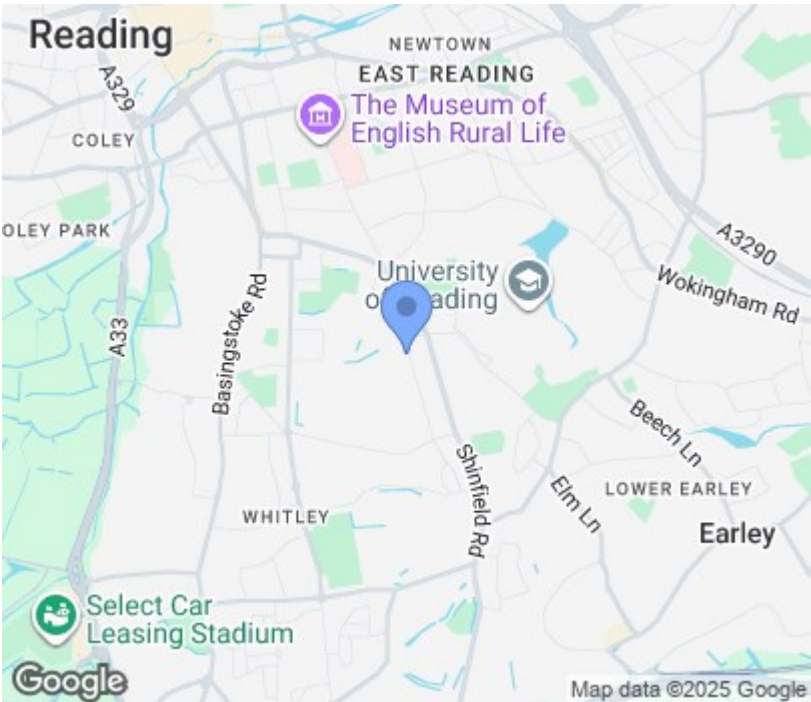
Mobile phone coverage

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"

Floorplan



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.