

DEVONSHIRE PARK

READING • RG2 7DX

HASLAMS
1838
COLLECTION

INTRODUCING

DEVONSHIRE PARK

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£1,175,000

Occupying a prime position within the exclusive Devonshire Park, this impressive detached executive residence offers over 2,900 sq ft of well-proportioned, versatile accommodation. The property benefits from a sizeable driveway providing parking for multiple vehicles, a detached double garage converted into a one-bedroom annexe, and an attractive south-facing rear garden.

On the ground floor, an impressive entrance hall leads to three well-appointed reception rooms and a conservatory, providing flexibility for formal entertaining, relaxation and family life. The spacious kitchen/breakfast room enjoys pleasant views over the rear garden.

Upstairs, the first floor features five generously proportioned bedrooms, including a superb principal suite with its own dressing room and en-suite bathroom. A further guest bedroom also benefits from an en-suite, while the remaining bedrooms are served by the family bathroom.

Outside, the detached annexe, which includes a kitchen and bathroom, is currently arranged as a home office. The space offers considerable potential for multi-generational living, guest accommodation, or working from home.

The area offers an excellent choice of state and independent schools, including Leighton Park, Crosfields, St Joseph's College, The Abbey and the selective grammar schools Kendrick and Reading School. The University of Reading is also nearby. Local shops and bus services are easily accessible, while Reading town centre offers an extensive range of shopping, restaurants and leisure facilities. Reading station provides direct services to London Paddington, with convenient road access to the M4.

Offered to the market with no onward chain, this home provides a rare opportunity to acquire a highly versatile family home in one of south Reading's most desirable residential settings.



IN A NUTSHELL

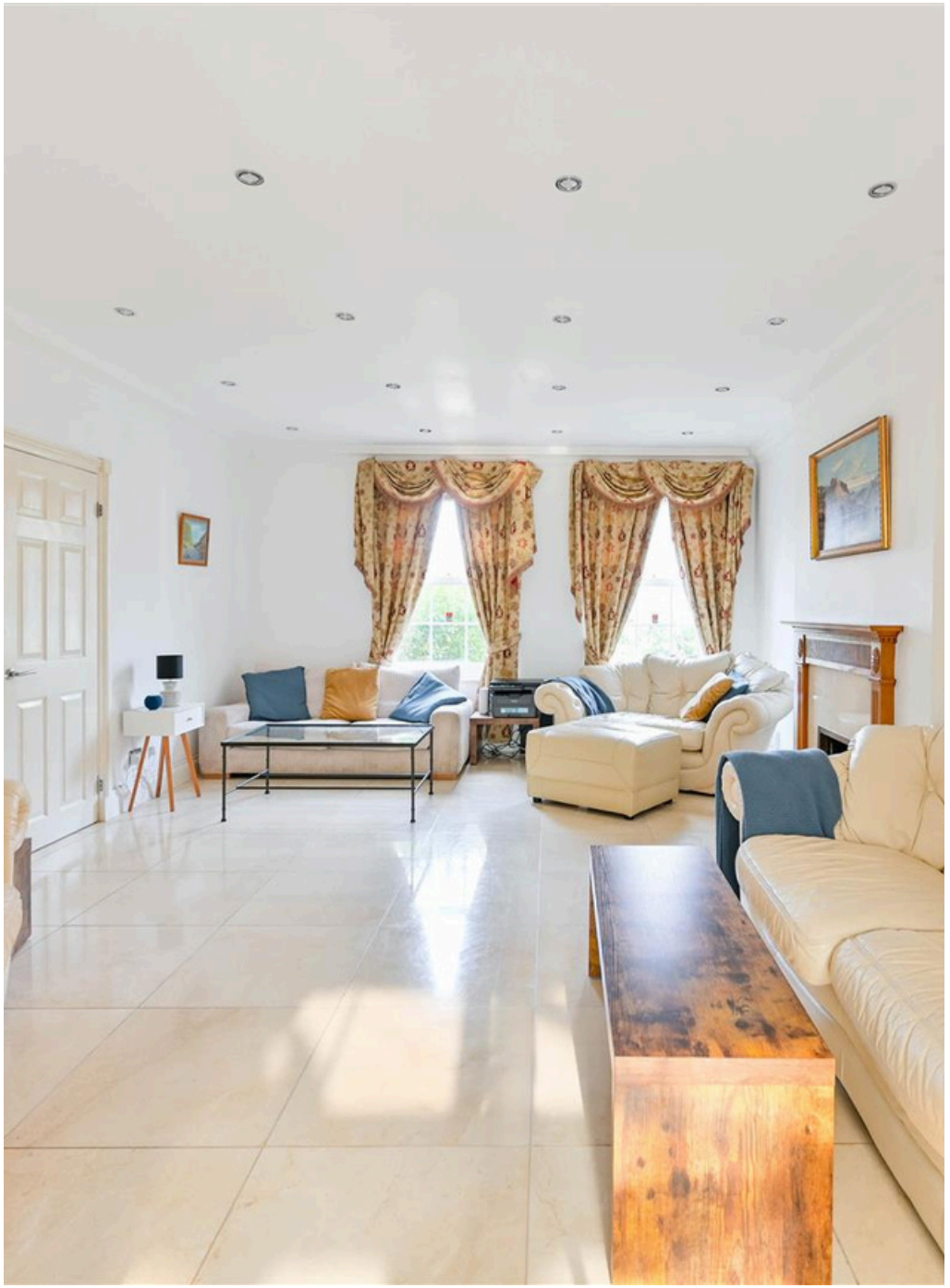
Bedrooms	6	Reception Rooms	4
Bathrooms	4	Parking Spaces	6



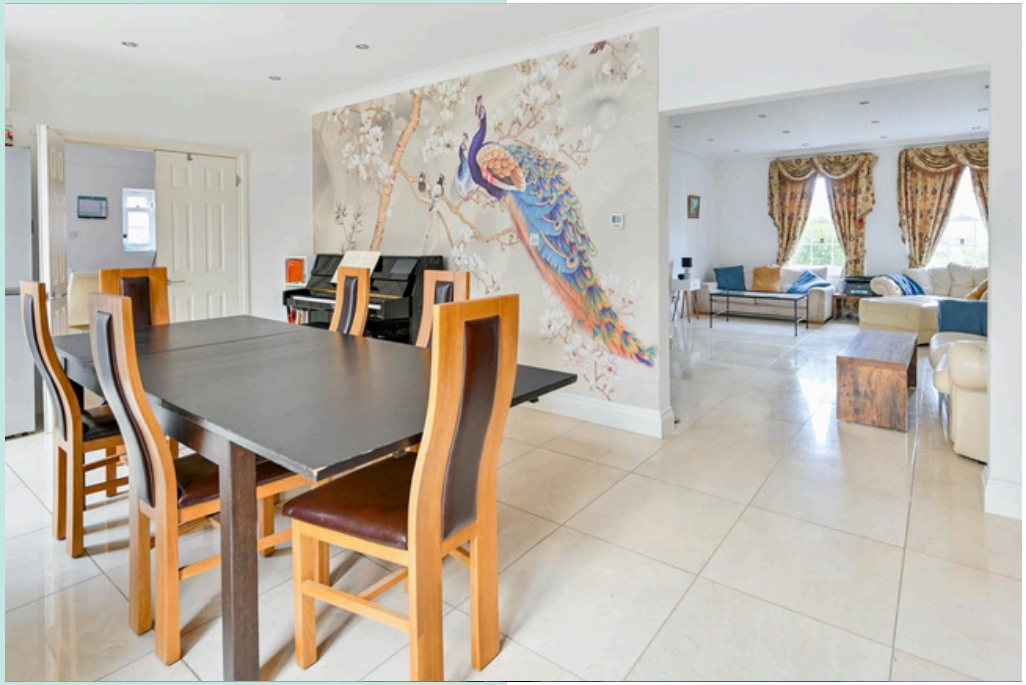




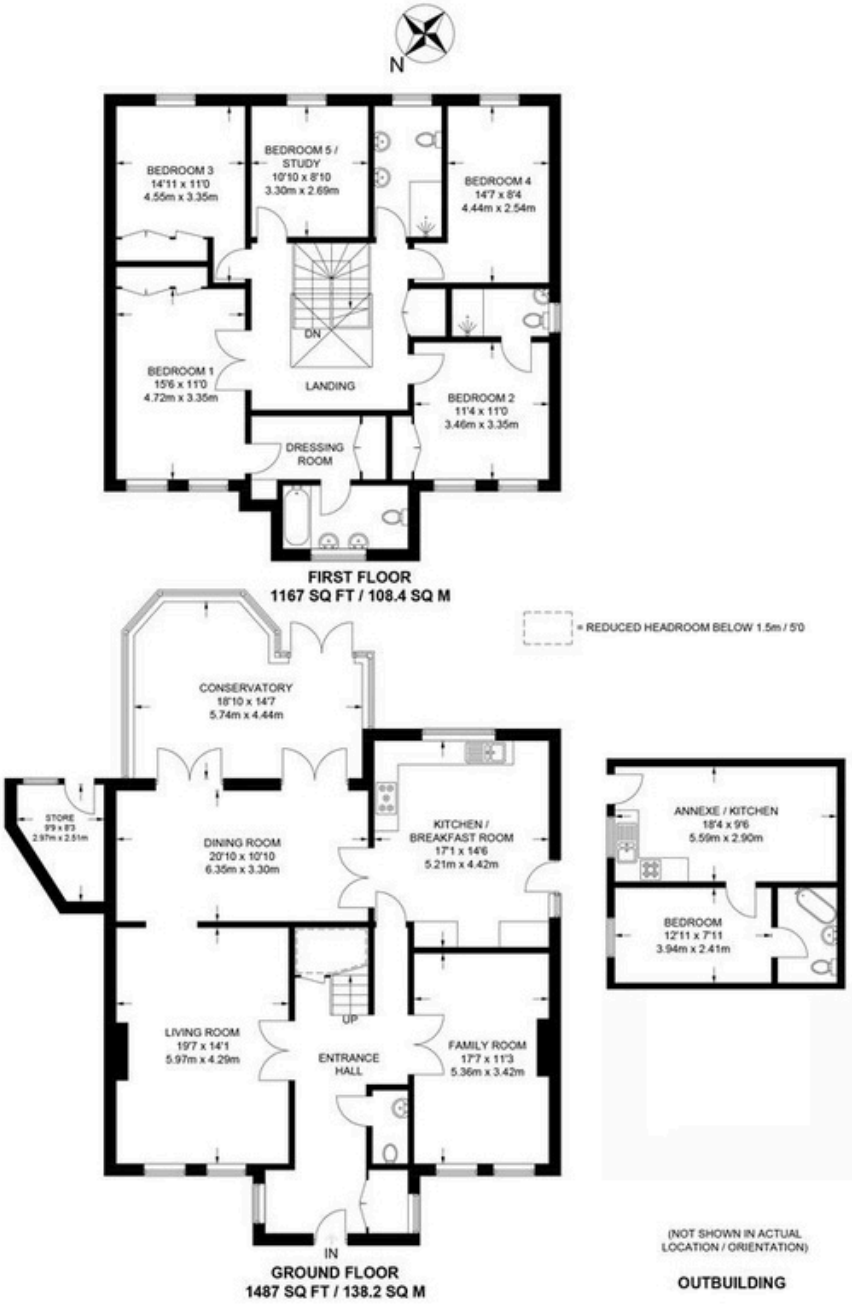












APPROXIMATE GROSS INTERNAL AREA = 2654 SQ FT / 246.6 SQ M
OUTBUILDING = 328 SQ FT / 30.5 SQ M
TOTAL = 2982 SQ FT / 277.1 SQ M

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

ADDITIONAL INFORMATION:

Parking
The property has driveway parking for multiple vehicles with a detached double garage that has been converted to a one bedroom annexe.

Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - gas

Broadband Connection:
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 visit the “Broadband and mobile coverage checker” page on the Ofcom website

EPC Rating: C



AREA

GUIDE

READING

Transport

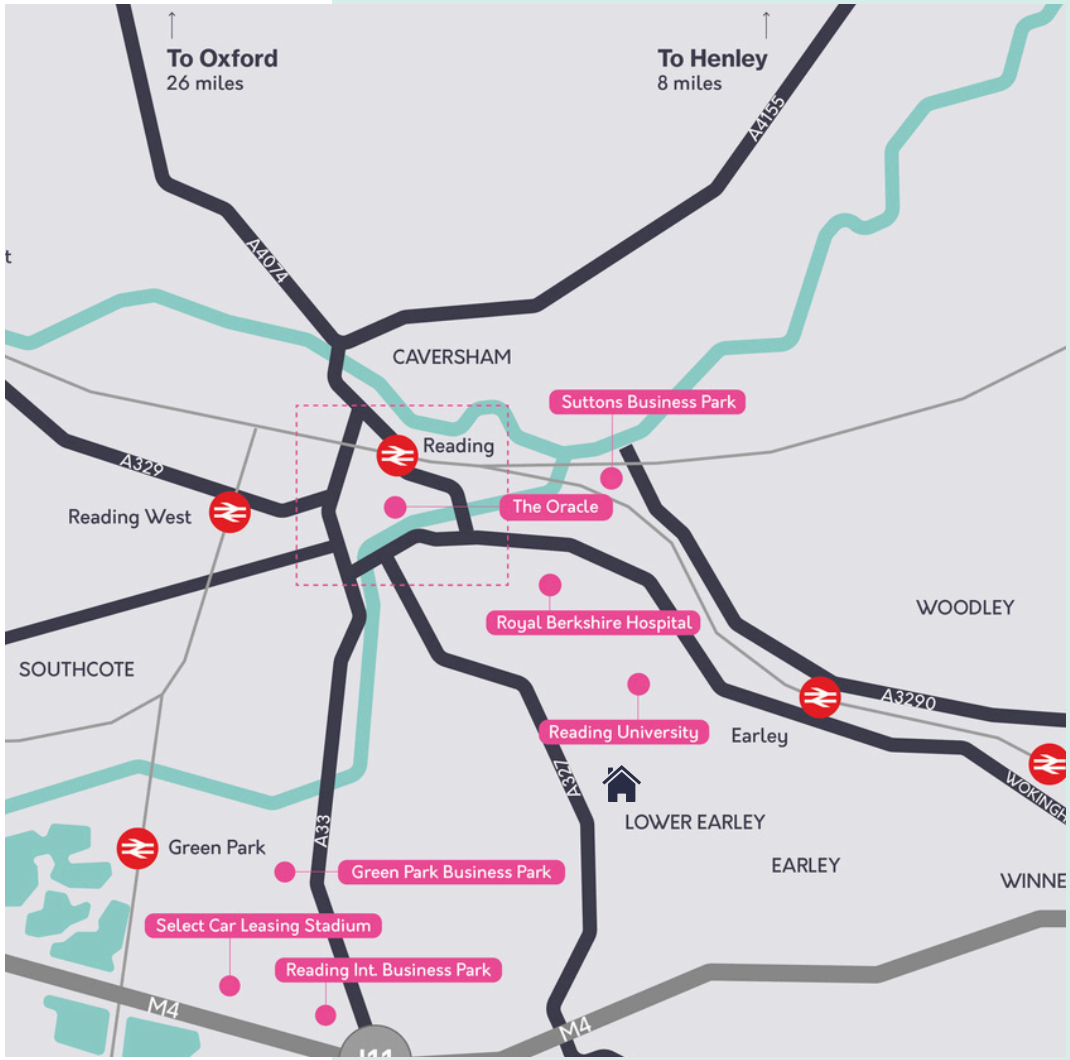
Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The area offers an excellent choice of educational facilities, with several well-regarded state and independent schools nearby. These include Leighton Park and Crosfields, alongside The Abbey and the selective grammar schools Kendrick and Reading School, all within easy reach. The University of Reading's nearby Whiteknights campus further enhances the area's educational appeal.

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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Haslams Estate Agents Ltd
159 Friar Street, Reading, Berkshire RG1 1HE
0118 960 1000 | sales@haslams.net | haslams.net