



1, Marlborough Avenue, Reading, RG1 5JB

£895,000

A beautifully reimagined Victorian home in one of Reading's most sought-after conservation area. This elegant grey-brick semi-detached property has been thoughtfully refurbished and sympathetically extended to create a truly exceptional family residence. Perfectly positioned within the highly desirable University area, it offers convenient access to the Royal Berkshire Hospital, Reading University Campus, and an excellent selection of independent and Reading Boys School.

Set behind wrought-iron railings and a manicured lawn, the home is approached via a classic tiled pathway, with gated driveway access from Redlands Road.

Inside, the accommodation unfolds over three beautifully presented floors, seamlessly blending period character with contemporary style. The heart of the home is an impressive open-plan kitchen and breakfast room a striking modern extension finished to an exceptional standard, perfect for both family life and entertaining. Two elegant reception rooms retain their original charm, complemented by two versatile additional rooms ideal for home working, a guest suite, or a potential annexe.

With five generous bedrooms and a useful cellar, the property offers both space and flexibility. The interior has been updated with meticulous attention to detail, featuring original sash windows, period fireplaces, column radiators, underfloor heating to the kitchen, and even the butler's bell box a nod to its Victorian heritage.

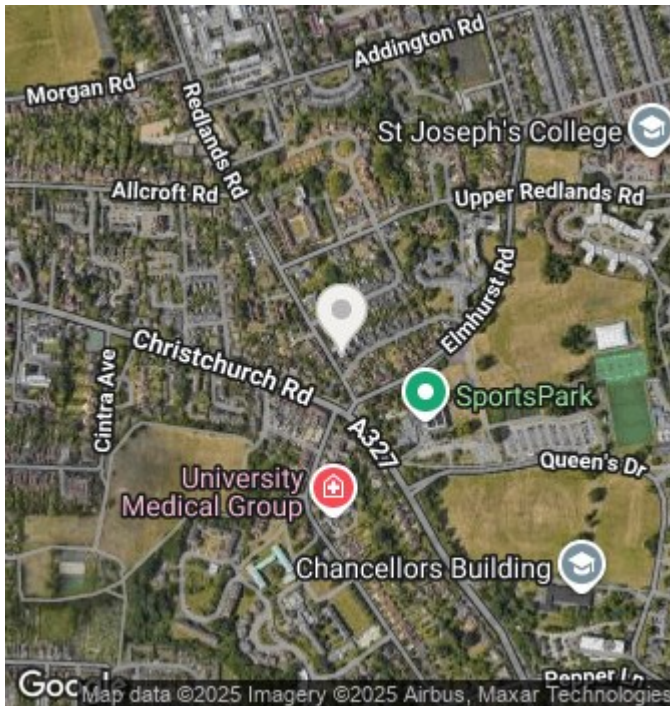
Superbly located for town-centre amenities, with excellent transport links, local bus routes, and Reading's mainline station and Oracle shopping centre all within easy reach, this is a rare opportunity to own a distinguished period home perfectly tailored for modern living.





- 5 Bedrooms, principal with en suite & dressing room
- Living room with fireplace & exposed floorboards
- Dining room with side bay window; Impressive Tara Neil fitted kitchen-breakfast room with central island & bifold doors
- One bedroom annex; Utility room; WC; Cellar
- Electric gated driveway parking; Established private gardens
- Family bathroom with roll-top clawed foot bath & cubicle; Cat 6 cabling

Council tax band F  
Council- RBC





#### Garden

The gated tiled pathway is flanked by a railing with a separate gate opening to the enclosed lawned frontage with shrub beds and is fitted with an irrigation system. The pathway continues to the side of the house and leads to the private rear garden that is a standout feature beautifully landscaped and wonderfully secluded, with mature planting and a copper beech tree, a tranquil water feature, and a yew tree arch framing a charming arbour seat. There is also a useful storage shed.

#### Kitchen Specification

Neff appliances to include ovens x 2, induction hob, warming drawer and microwave  
 Bosch dishwasher  
 Granite work surfaces  
 Wine fridge  
 Rain sensor Velux windows  
 Water softener  
 Underfloor heating to kitchen, utility and annex

#### Additional information:

##### Parking

The property has gated driveway from Redlands Road with parking for multiple vehicles. There is also on-street parking that 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](http://reading.gov.uk) "permit charges". There are also additional 2 hour parking bays.

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 located in the Redlands conservation area.



# Approximate Gross Internal Area 3012 sq ft - 280 sq m

Lower Ground Floor Area 148 sq ft – 14 sq m

Ground Floor Area 1406 sq ft – 131 sq m

First Floor Area 811 sq ft – 75 sq m

Second Floor Area 647 sq ft – 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 74      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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

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