



# KINGSDOWN HOUSE

ALEXANDRA ROAD • READING • RG1 5PE

**HASLAM'S**

1838

COLLECTION



INTRODUCING

# KINGSDOWN HOUSE

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£1,195,000

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Kingsdown House is one of the most important family homes to be offered to the market in recent years. Held within the same family since the 1950s, this six-bedroom detached home occupies a great position in one of Reading's most sought-after conservation areas.

Set behind a gated driveway, the home offers ample driveway parking and additional space in a brick-built tandem-length garage. A mosaic-tiled entrance hall sets the tone for the beautiful home with period detailing, original fireplaces and high ceilings throughout. The home unfolds across three floors with a spacious basement and coal store on the lower ground floor.

The ground floor offers three reception rooms, the drawing room and a separate dining room provide great entertaining spaces, while the garden-facing living room benefits from a fireplace and French doors.

The kitchen/breakfast room comes complete with a pantry and external laundry room with a shower and WC. A separate study completes the ground floor.

The first floor has four generous bedrooms, including a principal suite with a dressing room. The top floor offers two further bedrooms and an additional dressing room, ideal for larger families and guests.

The easterly-facing garden is a key feature of this property and has been beautifully maintained, and is complemented by a greenhouse and workshop.

Kingsdown House is within walking distance of the Reading University campus and is easily accessible to Reading town centre with its mainline station, providing fast links to London and beyond.



## IN A NUTSHELL

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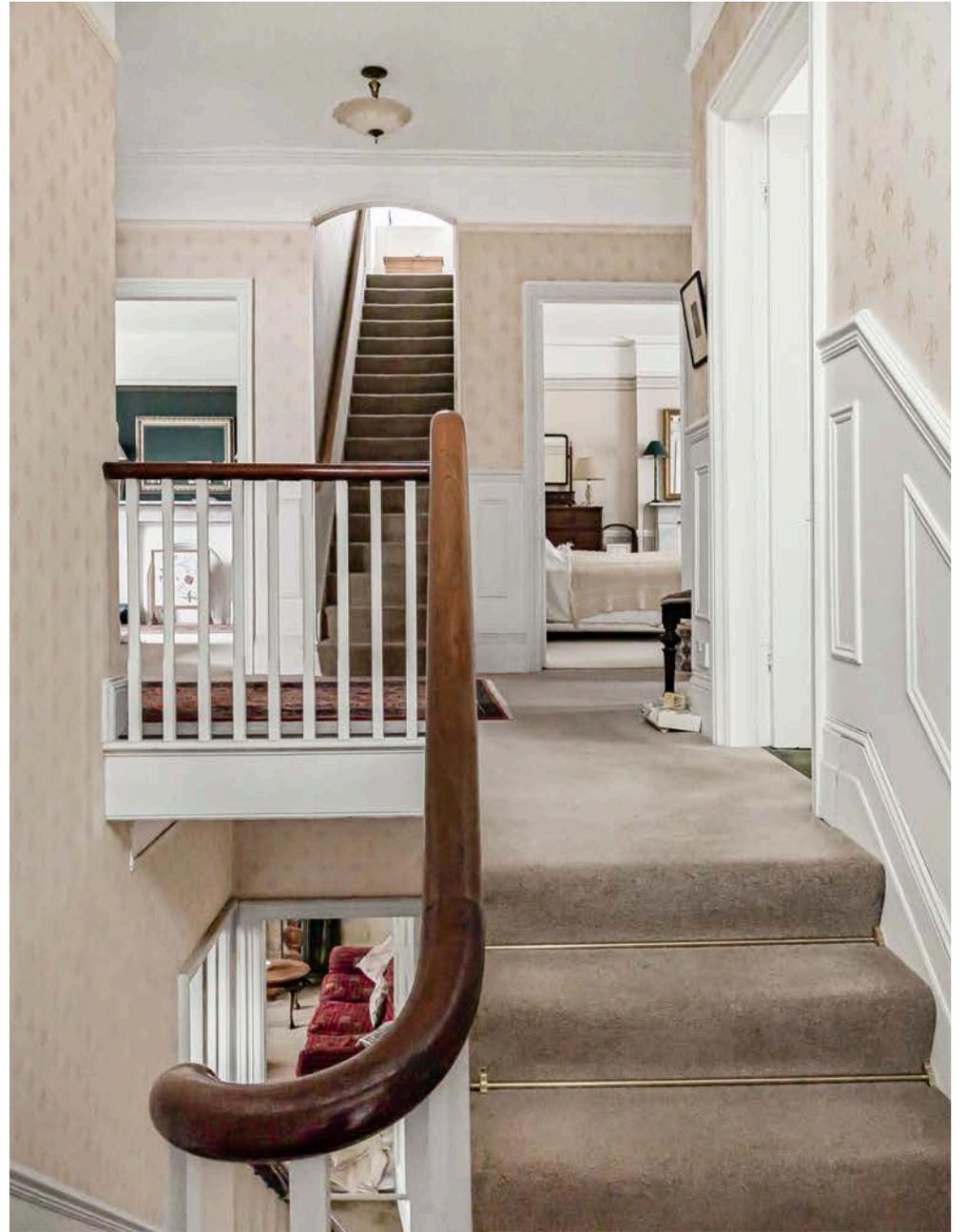
Bedrooms 6 Reception Rooms 4  
Bathrooms 4 Parking Spaces 6

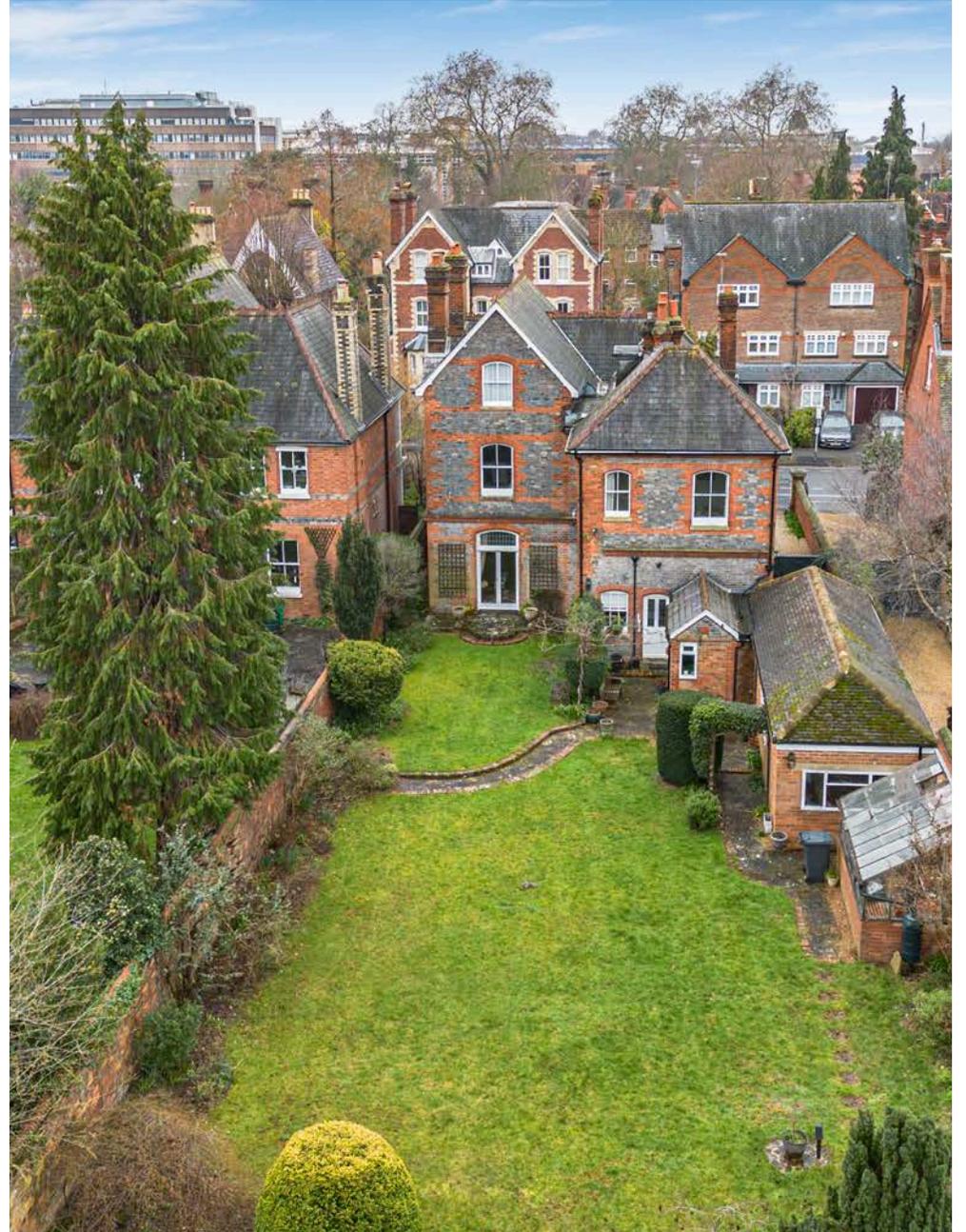






Owned by the same family since the 1950s





**Approximate Gross Internal Area 3546 sq ft - 330 sq m  
(Excluding Garage)**

Lower Ground Floor Area 245 sq ft – 23 sq m

Ground Floor Area 1334 sq ft – 124 sq m

First Floor Area 1277 sq ft – 119 sq m

Second Floor Area 690 sq ft – 64 sq m

Garage Area 453 sq ft – 42 sq m



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.



## ADDITIONAL INFORMATION:

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### Parking

A gated entrance with railings opens to a shingle driveway that provides ample off-road parking for multiple vehicles with further double gates opening to a brick-built tandem length garage.

Additional 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](http://reading.gov.uk) "permit charges"

### Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

### 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



# 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 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, St Joseph's, 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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