

160 CASTLE HILL

READING • BERKSHIRE



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***An exceptional five bedroom townhouse
walking distance from Reading town***

Entrance hall • Reception room • Guest Cloakroom
Games room • Study • Kitchen • Dining room
Utility room • Conservatory • Master bedroom with en suite
4 further bedrooms all with en suites • Basement

Garden • Private parking

Reading Rail Station 1 mile (12 minute walk) (Direct trains to
London Paddington 25 mins) • Henley-on-Thames 8 miles
London 40 miles (M4 J8/9 9 miles) • Heathrow Airport 30 mins
(All distances are approximate)

Directions

From the M4 Junction 11 Follow A33 to Castle St/A4155. Take the exit towards Oxford from A33, At the roundabout, take the 1st exit onto A33, At the roundabout, take the 2nd exit and stay on A33, Take the exit towards Oxford, At the roundabout, take the 1st exit onto Castle St/A4155, 160 Castle Hill will be found on the right hand side

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160 Castle Hill

160 Castle Hill is an exceptional five bedroom townhouse which dates back to circa 1750's the property has been recently restored to a high standard by the current owners whilst still incorporating the properties charm and character. Upon first entering you immediately get a feel for the scale of the property, being welcomed with a long wide corridor and entrance reception area adjoining the elaborate staircase.

The accommodation is set over four floors with the ground level accommodation consisting of a contemporary kitchen and spacious dining area with separate utility room. A stunning bespoke wrought iron conservatory leads off from the kitchen offering a great space for entertaining guests overlooking the garden. The games room is quiet spectacular featuring large bay windows attracting beams of natural daylight along with high ceilings. There is also a study, further reception area and guest cloakroom. There is also access from the ground level down into the basement which would be an ideal wine cellar.

The first floor is equally as impressive with the large family room located to the front of the property incorporating large bay windows, high ceilings and a bar area for entertaining. Further along the hall there are three double bedrooms all with beautifully appointed en suite bathrooms featuring stunning roll-top baths and porcelain basins. The spacious master bedroom has an en suite and features a dressing room which can be accessed by a staircase leading up to second level. On the top floor of the property there are two further bedrooms with en suites and one with access to a balcony.

Gardens and Grounds

The rear garden has a fantastic patio area with flower beds, mature shrubs and trees bordering, contained within electric sliding gates with drive way parking for several vehicles.

Situation

Central Reading is a desirable area for commuters with fast nonstop services to London Paddington and Crossrail is due to arrive in 2019.

The M4 at J10 or 11 provides access to the motorway network and Heathrow Airport is around 30 miles. Reading's location in the Thames Valley to the west of London has made the town an important location in the nation's transport system. Reading is a major junction point of the National Rail system, and hence Reading station having under gone a major redevelopment at a cost of £850m. The new electrification of the Great Western Intercity Link will lead to reduced journey times from Reading Station into London Paddington.

Reading main line station has fast/direct trains to London Paddington in around 25 minutes. Reading and West Berkshire has more than its fair share of Michelin Star Restaurants in the area, along with many exceptional restaurants and eateries listed in the Michelin guide, among them are; Orwells in Shiplake, The French Horn, Sonning on Thames, Waterside Inn, Bray on Thames, The Fat Duck, Bray on Thames, L'Ortalan, Shinfield, Reading, The Vineyard, Newbury, The Woodspeen, Newbury.

The local towns and surrounding villages offer extensive shopping facilities, excellent and renowned eateries, recreational facilities, both country and river pursuits and theatres and cinemas.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

Postcode

RG1 7RP

Local authority

Reading Borough Council.

Castle Hill, Reading APPROXIMATE GROSS INTERNAL FLOOR AREA 463sq.m (4,982sq.ft)



□□□□ Denotes restricted head height
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