

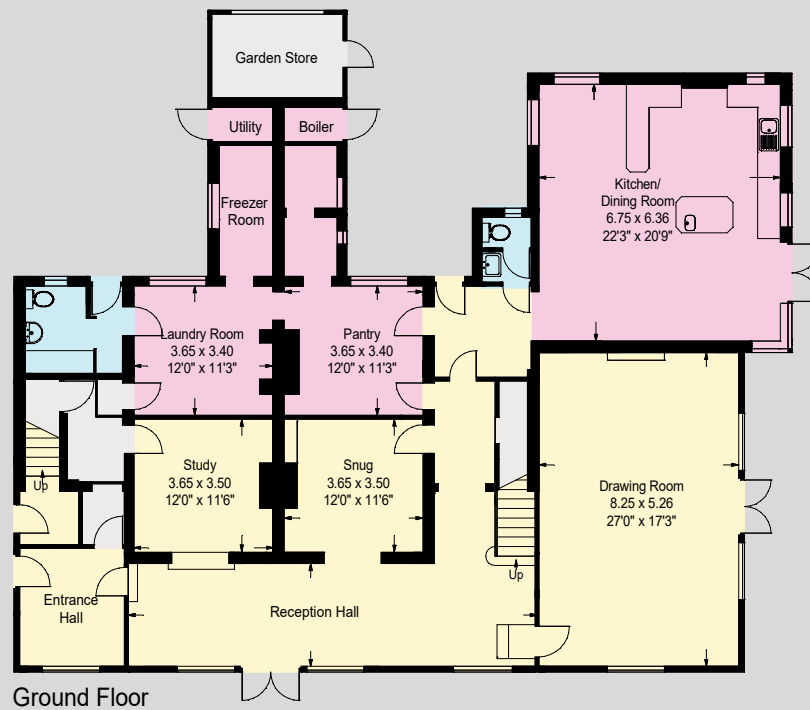
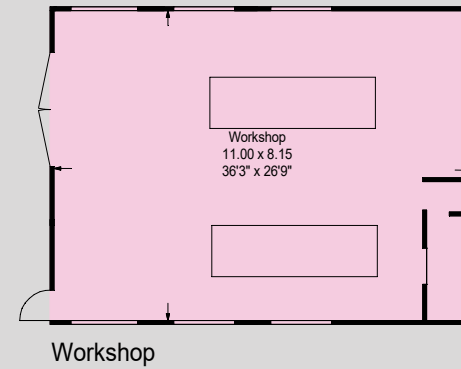
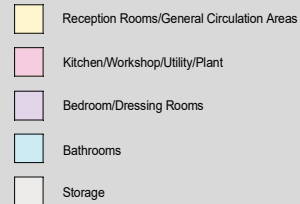
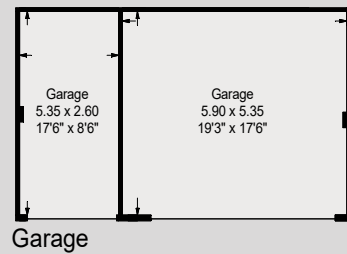


Pincent's Hill House

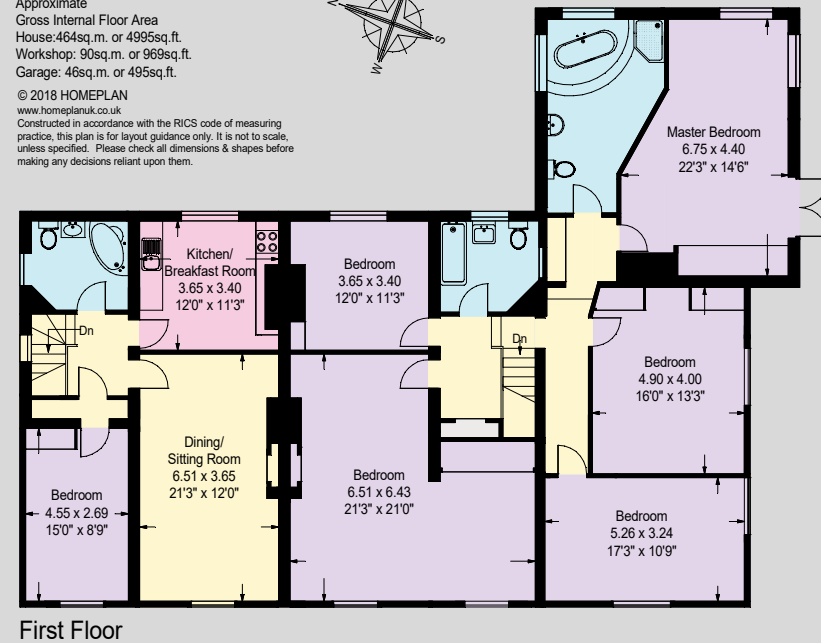
Tilehurst, Berkshire.

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P.W.



Approximate
Gross Internal Floor Area
House: 464sq.m. or 4995sq.ft.
Workshop: 90sq.m. or 969sq.ft.
Garage: 46sq.m. or 495sq.ft.
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Constructed in accordance with the RICS code of measuring
practice, this plan is for layout guidance only. It is not to scale,
unless specified. Please check all dimensions & shapes before
making any decisions reliant upon them.



Pincent's Hill House

Pincent's Hill, Tilehurst, Reading RG31 4TU

A substantial detached home dating from the 1880s with outstanding views set in mature grounds.

Approaching 5,000sq ft accommodation ● 3.8 acres of grounds including gardens, fields and wooded areas ● 5 reception rooms, 6/7 bedrooms, 3 bathrooms ● Self-contained flat/annexe ● 3 car garage & 36' x 27' Workshop with 2 inspection pits ● Field/paddock of approx. 1.3 acres with potential for equestrian use.

Pincent's Hill House started life as two cottages constructed in the 1880s. Purchased by the Bishop of Madras as his retirement home, and greatly extended by both him and subsequent owners, the house now consists of almost 5,000sq.ft. accommodation. The property occupies an elevated position with outstanding far reaching views of Berkshire, and offers potential for further improvement to create a fabulous home within a beautiful setting. Secluded and private, the nearest house is 200m away. This is a rare opportunity - the property has been in the family's ownership for over 60 years.

The property benefits from well-proportioned rooms throughout, with large windows flooding the house with light. The main reception hall has double doors onto the gardens as well as large windows to make the most of the stunning views. The principal ground floor rooms have doors to the raised terrace and far reaching Southerly views over rolling countryside.

Upstairs, the master bedroom suite boasts commanding views and there are 4 further double bedrooms and a family bathroom. The self-contained apartment could be re-incorporated into the main accommodation if needed.

Outside, lawned gardens slope away towards the South and the East, fringed with mature trees and shrubs framing the views. A choice of outbuildings including a 3 car garage and workshop with 2 inspection

pits as well as a summer house. The land includes a field of around 1.3 acres which has previously been used for grazing horses, offering potential for equestrian use.

Location: A secluded location on a lane on the borders of Tilehurst and Theale Pincent's Hill House benefits from excellent transport communications and a wealth of amenities within a few minutes' drive. Sainsbury's superstore and Ikea at J12 M4 is accessible within a 5 minute drive. Tilehurst and Reading mainline stations give access to London Paddington in around 30 mins. Reading town centre and the Oracle shopping centre are approximately a 15 drive away.

Schools: An excellent choice of both state and private schools within the local area including Birch Copse Primary School (rated 'Outstanding' by OFSTED), Little Heath Secondary, Kendrick Girls' Grammar, Reading Boys Grammar, Pangbourne and Bradfield Colleges.

Transport Links (Approx.)

Tilehurst station 2.5 miles – London Paddington in 35 mins
M4 J12 3 miles, easy access to M25, M40, A34 and the West
Reading 5.5 miles, Oxford 26 miles, Heathrow 34 miles, London 45 miles

Other Information: West Berkshire Council Tax Band G, Private drainage and Oil fired central heating.





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Viewing by appointment only.

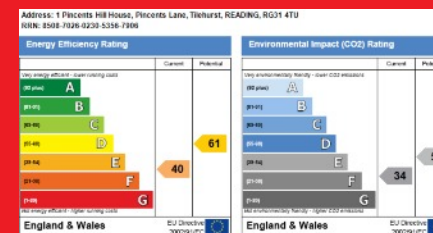
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