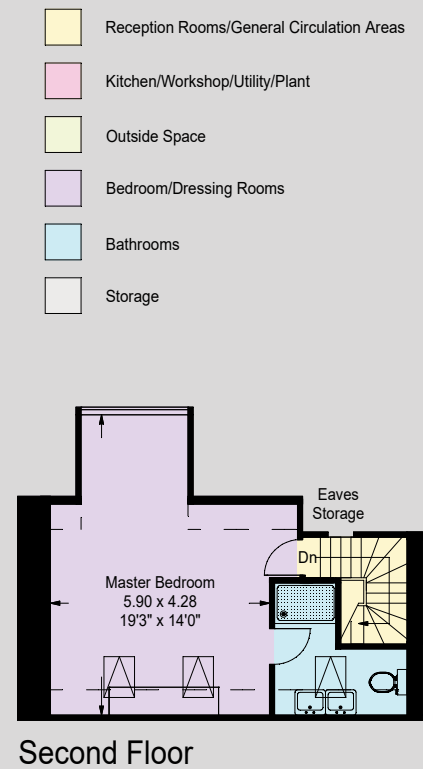
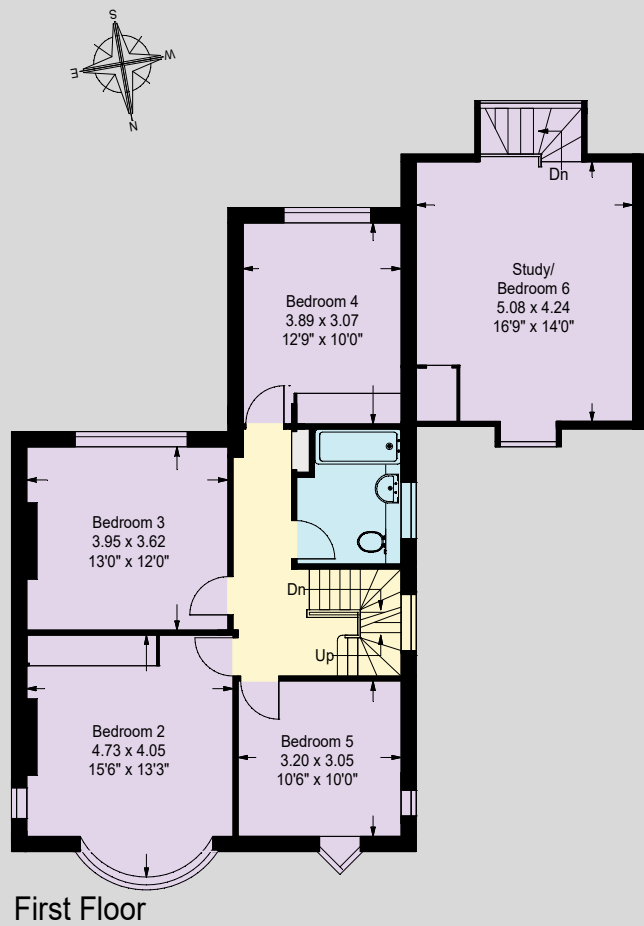
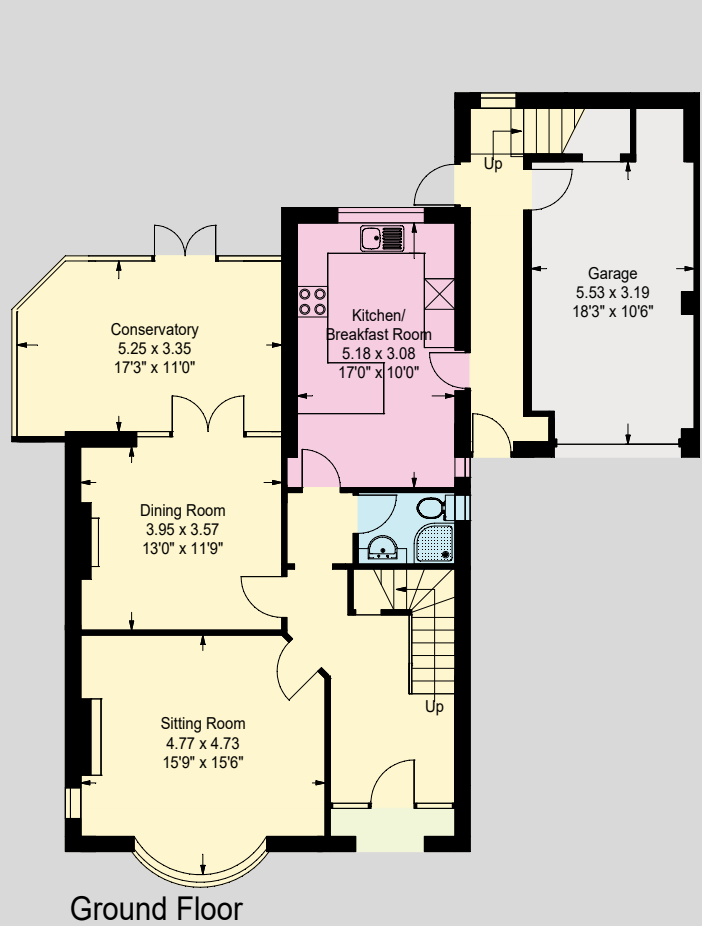




PW.

17 Oak Tree Road
Reading, Berkshire.
www.patrickwilliams.co.uk



Approximate
Gross Internal Floor Area
Total: 242sq.m. or 2605sq.ft
(Includes Garage)

— Denotes areas below 1.5m
excluded from Area Total.
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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.

17 Oak Tree Road

A beautifully refurbished character home with a large, established South facing rear garden

- Highly desirable location within easy reach of Tilehurst station
- Extended and refurbished character home
- Retaining many original features
- Beautiful established grounds of approx. 1/3 acre
- 5/6 bedrooms, 3 bathrooms, 3 reception rooms

Constructed in 1927, 17 Oak Tree Road is a beautiful character property that has been refurbished and extended by the current owners to offer a spacious and elegant family home. Benefiting from original features such as doors and door furniture, fireplaces and plaster work, the property has been sympathetically enlarged and improved.

A spacious entrance hall leads to the bay fronted sitting room with original fireplace, dining room with large timber framed conservatory, refitted kitchen/breakfast room and a shower room. Beyond the kitchen, stairs lead to a room over the garage ideal as a home office or alternatively bedroom 6. This area has its own entrance and has potential for separate accommodation.

The first floor incorporates four good sized double bedrooms and a family bathroom, and on the second floor, a stunning master bedroom with sweeping views of the garden, and a stylish en-suite shower room.

Outside, the gardens are a particular feature of the property, with lawns sweeping up to the rear which backs onto Arthur Newbery Park. Over 200 ft in length, the garden is divided into distinct zones with a terrace at the rear of the property ideal for summer entertaining. Steps up to the lawn with a wooden pavilion complete with light and power

and a drinks fridge and sofas. Trellis work and an archway lead to an orchard area with a greenhouse and beyond a kitchen garden with raised vegetable beds.

To the front, the gated driveway has recently been block paved and benefits from very attractive hard landscaping. Ample parking as well as a single garage.

Location: Oak Tree Road is one of the most exclusive areas of Tilehurst. A leafy and quiet area with easy access to Tilehurst Station and Tilehurst village and a stone's throw from Arthur Newbery Park. Conveniently placed for access to M4 J12, Reading town centre is only 4 miles away with the Oracle Shopping Centre, Hexagon Theatre and fast connection via rail to London Paddington in only 25 mins. Close to the beautiful countryside of the Thames Valley with riverside walks.

Schools: In catchment for Park Lane Primary School, rated 'Good' by OFSTED. There are many excellent private and state schools in the area, including Pangbourne College, Bradfield College, St Edwards Prep School, Little Heath Secondary and grammar schools in Reading - Kendrick Girls and Reading Boys.

Transport Links (Approx.)

2.5 miles to J12 M4, easy access to M40, M25, A34, London, Heathrow and the West
Tilehurst Station 1/4 mile - fast train link via Reading to London Paddington in around 40 mins
Frequent local buses to Reading and beyond

Tilehurst Reading. RG31 6JU





Viewing by appointment only.

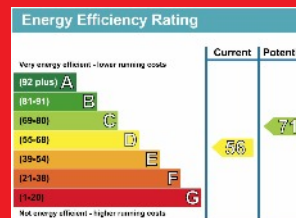
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MISREPRESENTATION ACT, 1967.

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An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.