

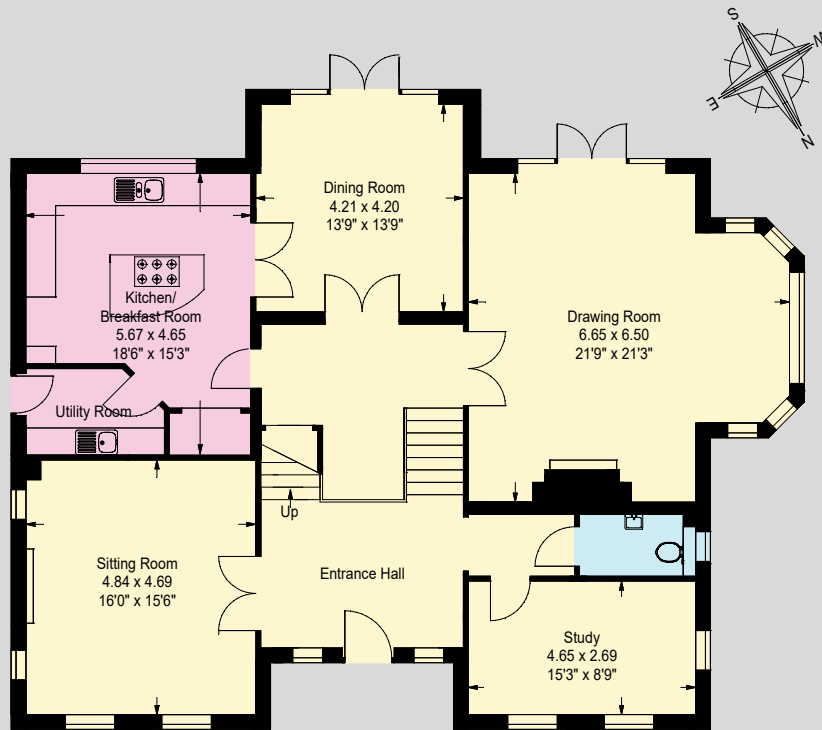


5 Kendrick Gate

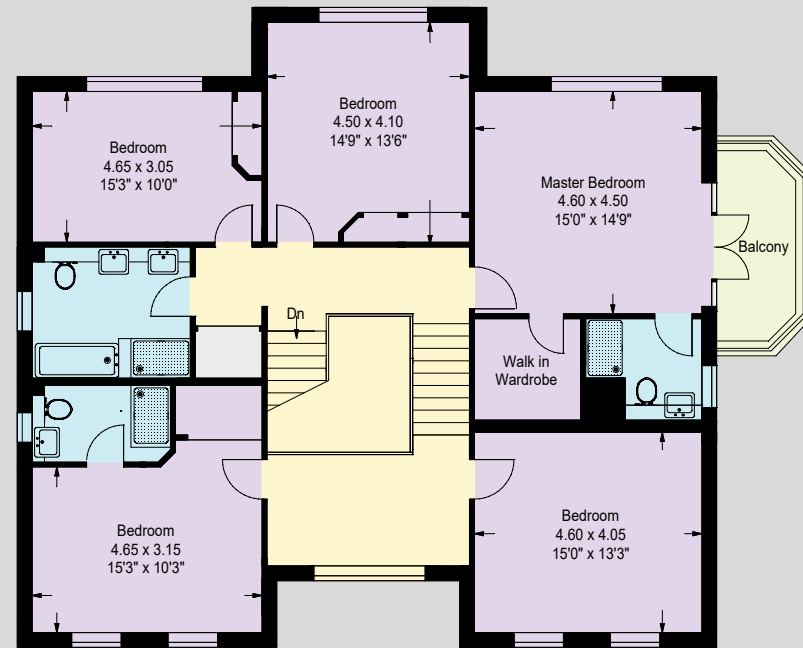
Reading, Berkshire.

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PW.



Ground Floor

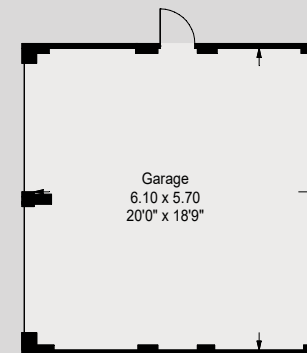


First Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Outside Space
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate
Gross Internal Floor Area
House: 304sq.m. or 3272sq.ft.
Garage: 35sq.m. or 377sq.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.



5 Kendrick Gate

Tilehurst Reading. RG30 4DP

An impressive and elegant modern home offering substantial accommodation within a gated development with far reaching views.

- Beautifully designed substantial family home
- Over 3,000sq ft accommodation
- Set within exclusive secure gated development
- Beautiful South facing gardens with views

A substantial property occupying a wonderful setting, this elegant detached home is situated within a secure, gated development of Georgian inspired, traditionally built Millgate homes. One of only 7 properties in this exclusive development, 5 Kendrick Gate occupies a most private corner position, with far reaching views over Calcot Park and the countryside beyond.

Arranged over 4 levels, the property is thoughtfully laid out with a modern kitchen/breakfast room with doors through to the stylish dining room. Both the dining room and the graceful and spacious drawing room have double doors onto the South facing rear terrace and gardens. A more informal sitting room and a study to the front of the house.

Upstairs the luxurious master bedroom with balcony, en-suite and walk-in wardrobe, as well as guest suite with en-suite shower, 3 further double bedrooms and a family bathroom.

Outside, the gardens are on 3 sides of the property, landscaped with a beautiful water feature, mature shrubs and hedging. To the front a detached double garage and driveway parking.

The current owners have had planning permission approved to increase the ground floor space including a full width orangery, and to add a workshop/gym to the garage, as well as enlarging a bedroom. The property also benefits from solar panels which generate an income.

Location:

Kendrick Gate is a sought after location overlooking Calcot Park golf course and conveniently located a short drive to 3 mainline stations to London and excellent road links via M4 J12. With all the convenience Reading offers but also minutes' drive from Thames side villages and open countryside. Within easy reach is Bradfield Sport Centre with indoor tennis centre, Olympic sized swimming pool and gym.

Schools:

There are many well respected private and state schools in the area including The Abbey, Queen Anne's, Leighton Park, Reading School, Bradfield College, Kendrick Girls Grammar, Reading Blue Coat and Downe House

Transport Links (Approx.)

Theale Railway station 10 min drive
M4 J12 2.5 miles
Reading 3 miles
Oxford 30 miles





P.W.

Viewing by appointment only.

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Address: 5 Kendrick Gate, Tilehurst, READING, RG30 4DP
NRN: 9488-4004-6225-5098-5904

Energy Efficiency Rating		Environmental Impact (CO2) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO2 emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B		89	(81-90) B		84
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

MISREPRESENTATION ACT, 1967.

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