



19 STONEHAM PARK

READING • RG31 5BP

HASLAM'S
1838
COLLECTION



INTRODUCING
19 STONEHAM PARK

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£995,000

This stunning detached family home was built by Darcliffe Homes to an exacting standard in 2022 and enjoys some of the finest views available on the western fringes of Tilehurst. The property looks out onto an outstanding vista across fields of 'Outstanding Natural Beauty' and Mapledurham beyond.

The property is ideally positioned on this impressive development and has delightful woodland walks to Pangbourne. As you would expect, the highest building standards have been met and this home is energy-efficient being classed as a 'Loxone Smart Home'. Some of the 'Smart' features included are air conditioning in the key rooms, underfloor heating on the entire

ground floor, hard wired Wi-fi, EV point and a useful steel framed garden room/pod/office. There is an alarm and security camera systems.

A real bonus of this contemporary home is the private balcony accessed from the master bedroom suite where you can sit, relax and watch uninterrupted views of the sun setting in the west. The property comprises four double bedrooms, two stunning en-suites & family bathroom, separate living room, downstairs WC, spacious kitchen/living room, impressive utility area and large single garage. In the stunning south facing garden can be found a steel framed pod/garden room/office area which is fully wired for Wi-fi.





IN A NUTSHELL

Bedrooms	4	Reception Rooms	2
Bathrooms	3	Off-road parking	3
Acres of land	>1	Garage spaces	1



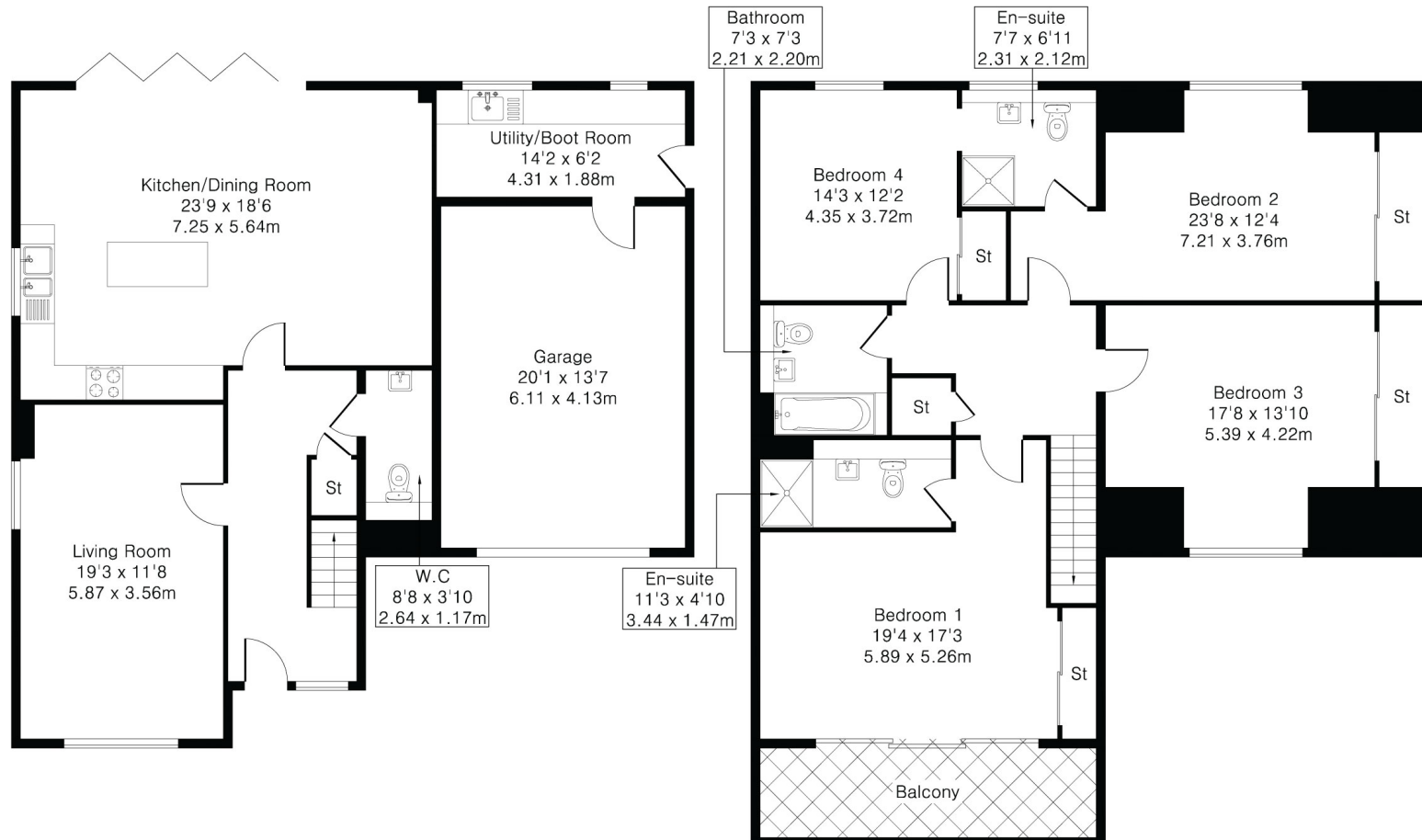


delightful woodland
walks and views across
Sulham Woods





Approximate Gross Internal Area 2439 sq ft – 226 sq m
 (Including Garage)
 Ground Floor Area 1207 sq ft – 112 sq m
 First Floor Area 1232 sq ft – 114 sq m



Ground Floor

First Floor



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:

Parking

The property has a driveway with parking for three vehicles with a large integral single garage.

Part A

Development service charge to be confirmed by the seller

Part B

Property construction – Standard form

Services: Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

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 go to the Ofcom web-site “Broadband and mobile coverage checker”

There is an estate charge of approx £300 PA



AREA GUIDE

TILEHURST, READING

Location

Tilehurst is a suburb located to the west of Reading, Berkshire, about 3 miles from Reading town centre. It lies between the River Thames and the M4 motorway, offering a mix of tranquility and accessibility.

Schools

Tilehurst has well-regarded primary and secondary schools. Key options include: Birch Copse Primary, Long Lane Primary, Little Heath School and Denefield School

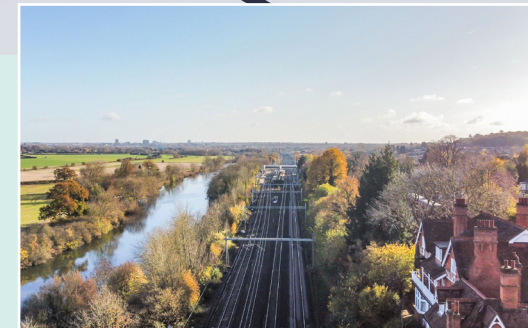
Transport Links

By Road, Tilehurst is close to the M4, offering excellent connectivity to Reading and London. By Rail, Tilehurst station offers frequent services to Reading, where there are direct trains to London Paddington.

Local Amenities

Tilehurst has a great array of convenient amenities including a Tesco Express, ASDA, pharmacies and cafes.

For a larger selection Reading offers the Oracle shopping centre with shops including Apple, Hugo Boss and Reiss, and dining options including well-regarded London Street Brasserie, The Roseate, The Rising Sun and more.



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