



CHRISTCHURCH ROAD

READING • RG2 7AR •

HASLAM'S
1838
COLLECTION



INTRODUCING CHRISTCHURCH ROAD

READING • RG2 7AR

£595,000

This distinctive detached house is believed to be a former gatehouse to Cintra Lodge, once the residence of Reading's renowned Sutton family who owned Suttons Seeds.

Built in the 19th century, the house has been extensively renovated over the past decade, resulting in an elegant and stylish home that balances contemporary comfort with historic charm.

Set back from the road behind electric gates which give a wonderful sense of privacy, a gravel drive provides secure parking for several cars. Inside the property, the ground floor features engineered wood flooring to the hall and living room, with porcelain tiles in the kitchen, to achieve a refined yet practical aesthetic. The modern fitted kitchen is impeccably designed, featuring an integrated double oven and induction hob, with a separate utility room providing convenience and functionality.

The living room is light-filled and welcoming, with French doors that open onto a patio—an ideal spot

for al fresco dining. The family shower room is modern, bright and spacious and finished to a high standard of specification.

Upstairs, three well-proportioned bedrooms offer space, with arched windows adding a touch of character and one room having access to an outdoor seating area that overlooks the front and rear gardens.

The south facing garden is well laid out for ease of maintenance, with mature trees including magnolia and cherry providing seasonal beauty. A side gate allows convenient access from the drive, and a garage offers ample storage space.

Perfectly positioned for local amenities and convenience, the house is within easy reach of the town via bus, car, or a pleasant walk. The local area is well served with a welcoming pub, and a variety of shops and restaurants just a few minutes away. Nearby Cintra Park provides a green escape, adding to the home's considerable appeal as a peaceful yet well-connected residence.





Outdoor seating with
garden view



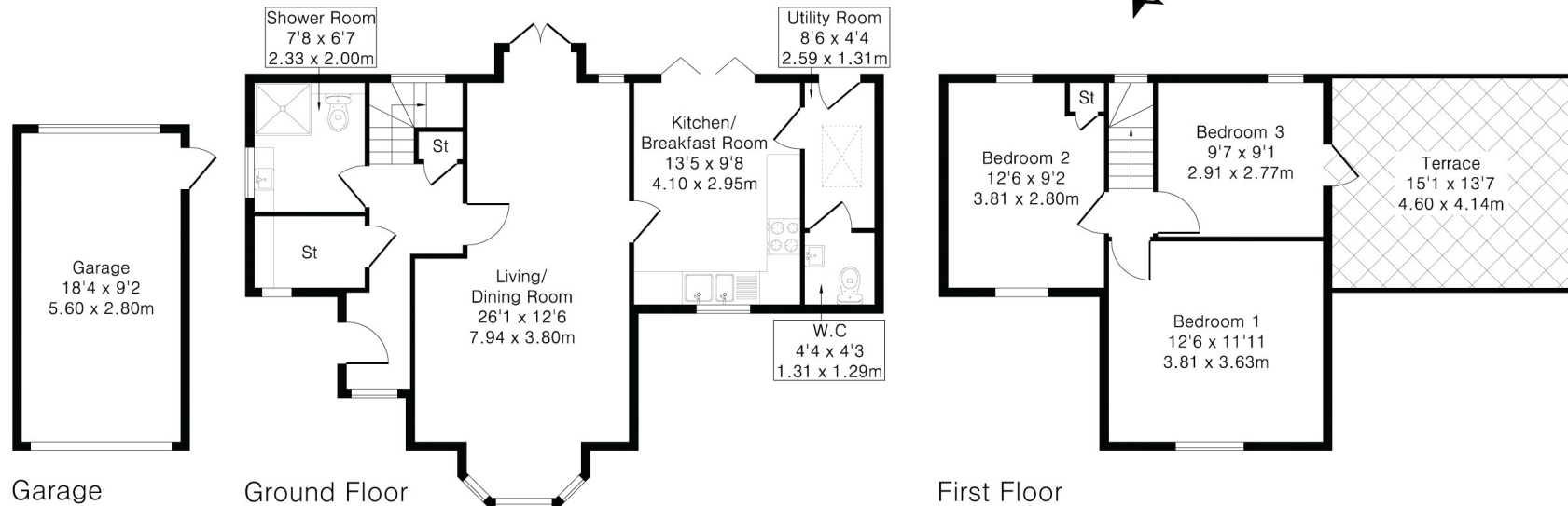


Approximate Gross Internal Area 1177 sq ft - 109 sq m

Ground Floor Area 624 sq ft – 58 sq m

First Floor Area 382 sq ft – 35 sq m

Garage Area 171 sq ft – 16 sq m



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 gravel driveway accessed via an electric gate with parking for multiple vehicles and a single garage.

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”

AREA GUIDE READING

Transport

Reading is well-connected, with excellent transport options. Reading Station offers fast services to London, Oxford, and Bristol, plus the new Elizabeth Line provides quicker connections to London. Junction 11 of M4 is within approximately 2.4 miles.

Schools

The town has a wide range of education options, from strong primary schools to comprehensive and grammar schools and the well-known University of Reading. There are a number of independent and selective grammar schools found within walking distance such as Abbey School, St Joseph's, Kendrick Girls, Reading Boys, Leighton Park and within a short drive is Crosfields.

Entertainment & Leisure

Reading is rich in entertainment, with venues like the Reading Museum and The Hexagon. The Oracle shopping centre provides shopping, dining, and riverside views. The town also has parks and green spaces, including Forbury Gardens.



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