



THE PARK COTTAGE

NEW LANE HILL • TILEHURST • RG30 4JN

HASLAM'S
1838
COLLECTION



INTRODUCING THE PARK COTTAGE

TILEHURST • RG30 4JN

£1,295,000

The Park Cottage is a delightful period home that was extended in the 19th century, and has had several enhancements since. It is thought to have been the dower house for the historic Calcot Park estate which is now a top-flight golf course.

The characterful detached home is entered via covered cloisters area which give access to a utility room and leads onto a spacious kitchen diner, featuring an Aga range cooker and pantry area for additional storage.

Opposite the kitchen is a downstairs study with picturesque views of the garden, accessed via French doors. Next is the formal dining room, featuring an original fireplace and shutters to the sash windows.

The sizeable dual aspect living room showcases a large bay window with original leaded glass panes and wrought iron

handles. French doors are a key focal point to the living room bringing in natural light from the garden. The room maintains original features such as coving, deep skirting boards and panelled ceilings.

A spacious cloakroom and understairs storage complete the downstairs area, which features an internal Victorian door with stained glass featuring a delightful bird theme.

Moving upstairs, there is a family bathroom with a feature ceiling beam and corner bath. Leading off from the main landing and corridor are six well-sized bedrooms with high ceilings and original features including fireplaces, sash windows and picture rails.

There is also a second family bathroom plus an additional shower room. Another staircase leads back down towards the entrance





IN A NUTSHELL

Bedrooms 6 Reception Rooms 3

Bathrooms 3 Garage Spaces 2







Traditional features



OUTDOOR SPACE

Outside, there is a patio area leading onto a large lawn which surrounds three sides of the house with several mature trees and bushes including male & female yews. The setting is quietly spectacular, offering uninterrupted views of the 12th century St Michael's church. The house's exterior is constructed in local Reading brick and bears the initials 'JB' above the central first-floor window—believed to reference John Blagrave, a member of the esteemed landowning family once in possession of nearby Calcot Park.

To the front, there is a two-storey coach house now used as a double garage with additional rooms used for storage. The driveway offers ample parking with potential for further expansion via a dropped kerb. Despite its tranquil village-like atmosphere—enhanced by its proximity to the Routh Lane Conservation Area—the house is well connected, with multiple bus routes providing swift access to Reading town centre, and the M4 motorway a few minutes' drive away.

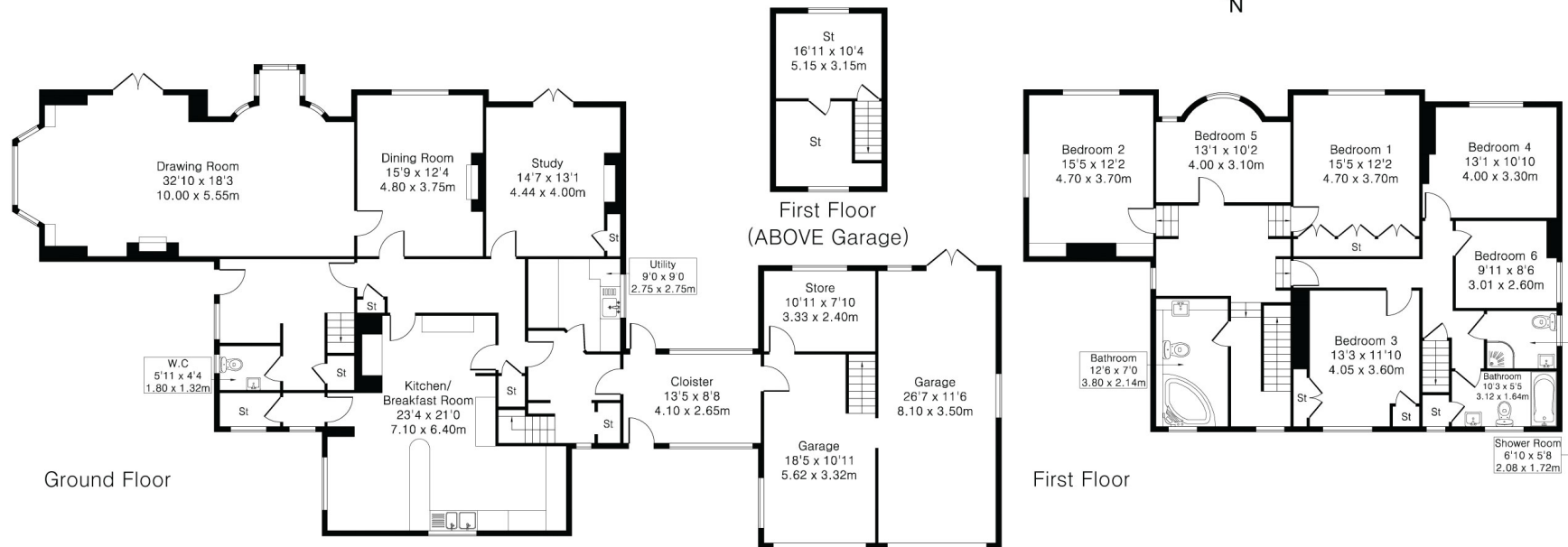


**Approximate Gross Internal Area 4087 sq ft - 380 sq m
(Including Garage)**

Ground Floor Area 2492 sq ft – 232 sq m

First Floor Area 1420 sq ft – 132 sq m

First Floor(Above Garage) Area 175 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 driveway parking for 2 vehicles with a former coach house now used as a double garage with 3 storage rooms.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

The property is hard wired with Cat 6 cabling with dual network and TV points in all rooms.

Mobile phone coverage:

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website.

Part C

The property has the benefit of a restrictive covenant that prevents additional dwellings on Dacre which is the neighbouring house. The yew tree in the front garden is subject to a tree preservation order issued by West



AREA GUIDE

TILEHURST, READING

Transport

Tilehurst offers great transport links via Junction 12 of the M4 motorway providing access to London and Wales.

Mainline Reading station is close by with direct trains to Paddington (> 24 minutes) and the Elizabeth Line with frequent trains to Liverpool Street and Canary Wharf.

Education

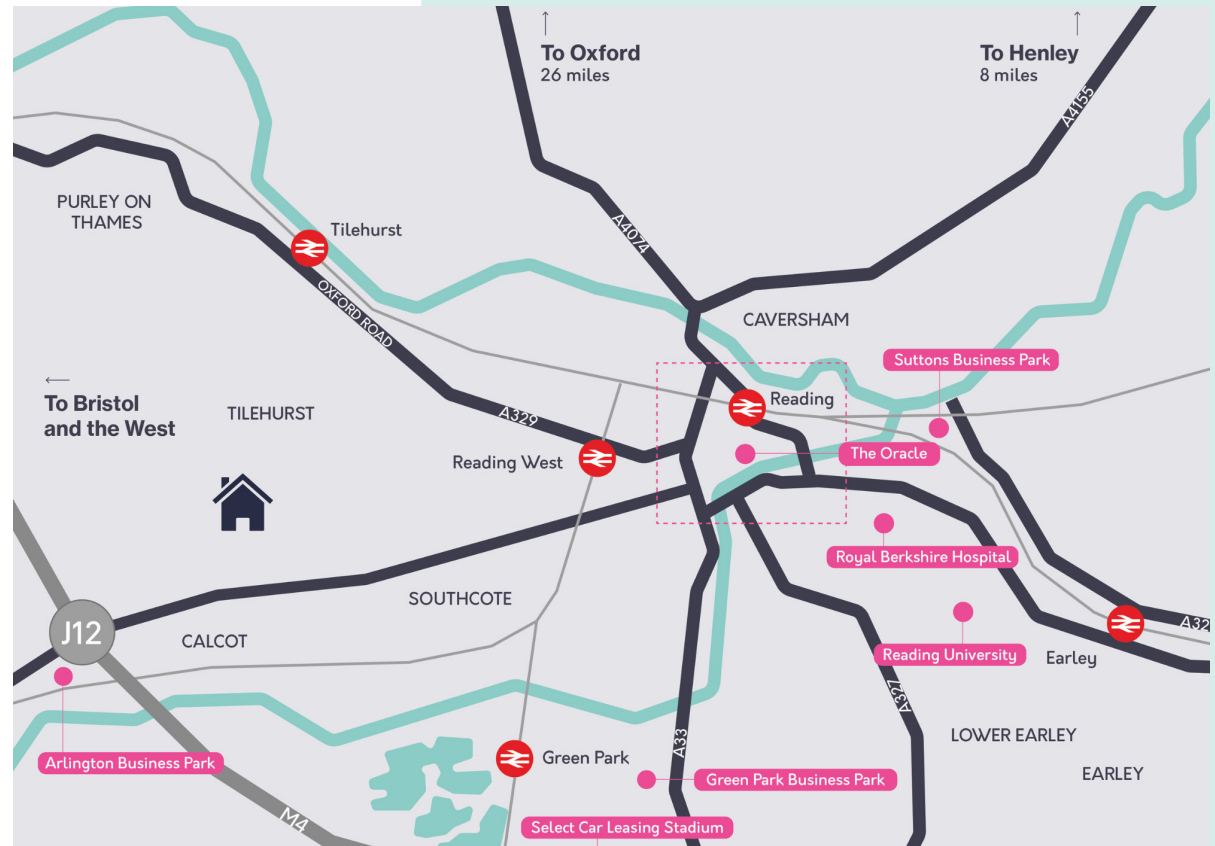
This area is well served with state and private schools at junior and senior level, including The Abbey School, Kendrick School, Little Heath School, Reading Blue Coat, Reading School, Shiplake College, Bradfield College and Pangbourne College.

Leisure & Dining

Tilehurst has a selection of excellent restaurants including The Switch for brunch, Vesuvio for Italian dining, and The Coriander Club for a Punjab banquet. Reading town centre has a wide range of restaurants, cafes and retail stores in The Oracle shopping centre.

History

Tilehurst has a well known & distinctive landmark of a large Water Tower built in the early 1930s. Other notable buildings include St. Michael's church in New Lane Hill, parts of which date from the 12th century.



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