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160 Castle Hill, Reading, RG1 7RP

- Distinctive listed Georgian townhouse in central Reading
- Modern fitted kitchen with central island
- Gorgeous wrought-iron conservatory to the rear
- Convenient location: a 15 minute walk to Reading station
- Many original features including fireplaces & high ceilings
- Useful cellar under 1/2 the ground floor
- Private landscaped rear garden
- Five generous reception rooms over ground and first floors
- Five large bedrooms and five bathrooms
- Gated private parking

160 Castle Hill, Reading RG1 7RP

An historic and imposing Georgian townhouse of circa 5000 sq ft, conveniently situated in the heart of Reading, with spacious accommodation comprising 5 bedrooms and 5 bathrooms, 5 large reception rooms, a country kitchen with adjoining dining room, an elegant wrought-iron conservatory overlooking a tiered patio terrace, and private gated driveway parking.



Council Tax Band: F



ACCOMMODATION

A prestigious Georgian townhouse, the extensive side wing of a mansion believed to date back to 1735 that once dominated historic Reading. An elegant rendered building with a distinctive half-round bay front which was added in the Victorian era, and a balcony on the top floor providing rooftop views. The property has retained many of its original period features, with added elements for comfort and convenience. Each of the 5 bedrooms has an en suite bathroom, with feature fireplaces and high ceilings.

The front elevation has a distinctive half-round bay added in Victorian times. A red painted panelled front door has a glazed fan-light over and wrought iron door knocker and a porch light above.

The entrance hall has a diamond shaped chequer board tiled floor, dado and picture rails. Double doors open to the inner hall with a sweeping staircase to the first floor and an opening to a reception area with cast-iron fireplace.

The ground floor sitting room - a grand Georgian parlour - is currently used as a games room, and has a half-round bay with three sash windows, high ceilings with ornate plaster cornicing and ceiling rose and picture rail. There is an original feature fireplace with a two-tone tiled hearth. Original polished wooden floorboards.

Along the corridor, the study features picture rails, an original fireplace, wooden flooring, and shuttered sash window to the side.

A sizeable cloakroom has a modern wash hand basin, w.c., coat hooks and tiled floor.

The dining room has space for a large dining table seating 10 or 12, exposed beams, and a fireplace houses a reclaimed cast-iron stove, with storage cupboards to the side. A reclaimed quarry tiled floor extends into the kitchen, and the room has large shuttered windows to the side.

The country kitchen has a reclaimed tiled floor, a beamed ceiling with industrial style lighting over an island workspace with marble slab and induction hob with hotplate. There is an extensive range of modern kitchen cupboards, with an integrated pressure cooker, steam oven and two traditional convection ovens. The room is separated by a white painted brick wall and a wide opening to the prep area.

The kitchen prep area has further storage cupboards, a gas fired boiler, a dishwasher, plumbing for washing machine and dryer, work-surfaces, a double Belfast sink with modern rinsing tap. There is space for a double fridge freezer. The room also features an original bread oven.

From the kitchen, full-height doors with art nouveau style handles open into the wrought-iron conservatory. It has a luxurious yet modern industrial feel with a wrought iron chandelier in the centre, and is used as a sitting room year around. Exposed brick wall, reclaimed quarry tiles from original building with underfloor heating.

The basement extends under the entire property, is painted and lit, and has original brick flooring and plenty of space for wine storage.

First floor

The sweeping staircase has painted stair treads with stair carpet runners. Half landing with imposing sash window.

The top of the staircase leads through into the principle sitting room. Another grand Georgian parlour space, with the original fireplace with ornate tile detail. It has exposed wooden floorboards and antique radiators, with high ceilings, restored ornate cornicing and ceiling rose, and dominated by the dramatic windows set in a half-round bay. An archway leads to the bar with shuttered window, a butler's sink and dishwasher, perfect for entertaining.

Across from the sitting room is Bedroom 2, a large double with high ceilings with picture rail, and an original fireplace. The en suite has a painted tiled floor, marble tile walls, picture rail, dado rail, period fireplace. Large sash window, modern basin with washstand, roll-top bath with high back and traditional taps with shower spray. Fitted book shelving.

The Principle Bedroom has two sash windows with shutters to the side. Fitted wardrobes and a staircase leads up to the top floor where there is extensive space for a walk-in wardrobe, extending across whole top of property with windows and hanging rails.

The en suite has a black tiled floor, a roll-top bath and separate shower cubicle. High ceilings with recessed strip lighting behind picture rail. High level w.c., modern wash hand basin. Sash window with stained glass for privacy. White marble tiling.

A door from Principle Bedroom opens into a further guest bathroom, with walk-in shower, a basin with bespoke ornate washstand, w.c., a sash window overlooking the rear garden, black tiled floor, picture rail, period fireplace. There is also a connecting door to Bedroom 3.

Bedroom 3 is a large double overlooking the pretty rear garden, via sash window. A period fireplace with red and cream chequer board tiles. Door opening into the residential corridor.

Black painted stairs with stair runners lead to the second floor landing with a small window.

Bedroom 4 is a large double with double-glazed balcony doors that lead out onto the balcony with wrought-iron railings, which provides rooftop views across Reading. The room has a period fireplace, and the open en suite has a shower cubicle, w.c. and a wash hand basin set in granite with a cabinet under.

Walking along corridor through a traditional door and down to Bedroom 5. A large double featuring exposed beams, a period fireplace, dormer windows and open en suite with modern roll-top bath, w.c. and wash hand basin set in a cabinet and a heated towel rail. Beyond the bathroom, the room extends back into the walk-in wardrobe space from the Principle Bedroom.

Outside

Rear access to the property is via Epping Close, off Russell Street. As you approach from the rear, you enter a gravel driveway, through a wrought iron electric gate. The driveway has space for 4 cars, there is a large sycamore tree and a metal gazebo, with ornamental trees, and bedding plants. The patio is terraced on three levels.

The mid-level paved patio has attractive ornamental planting and shrub borders. The upper-level patio is approached through ornate wrought iron railings, onto an extensive patio terrace and the remarkable bespoke wrought iron conservatory. This is a real feature with ornamental glass and decorative fittings on windows which are both functional and artistic.

From the garden a long gravel path beside the house leads to the front and is bordered with fruit trees and shrub beds, and overlooked by many original white-painted windows from the property.

To the front of the property is a Cypress tree said to have been planted in 1799, by the Huguenots who stayed as asylum seekers from France.

LOCATION

Living in Castle Hill

Castle Hill is central to the vibrant and multi-cultural town of Reading. Historic properties border a more modern infrastructure, while also enabling convenient access to many of Reading's cultural, retail and dining experiences including The Oracle, which is just a short walk away.

Reading Rail station 1 mile (12 minute walk) with frequent and direct trains to London Paddington 25 mins;
Henley-on-Thames 8 miles
London 40 miles (M4 J8/9 9 miles);
Heathrow airport 30 mins
(all distances are approximate)

The property is convenient for many of Reading's good and outstanding primary and secondary schools and colleges;

Primary Schools

Oxford Road Community School - Ofsted Good

All Saints Junior School - Ofsted Outstanding

Coley Primary School - Ofsted Good

Secondary Schools

Kendrick School for Girls - Ofsted Outstanding

The Wren School - Ofsted Good

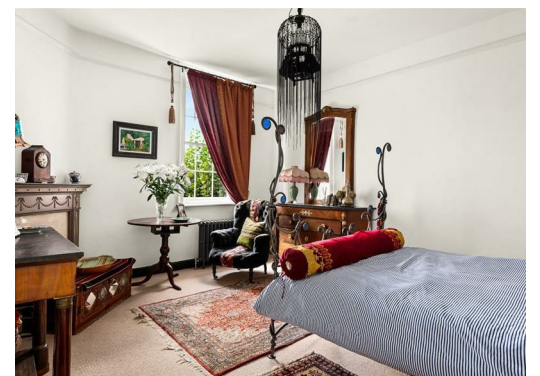
For private schools including Queen Anne's Caversham, Shiplake College, The Oratory School, Woodcote, The Abbey School and Leighton Park.

All mains services.

Ultrafast broadband is available.

N.B This property is a Grade II Listed building in a Conservation Area.





160 Castle Hill, Reading, Berkshire, RG1 7RP

Approximate Gross Internal Area = 463.0 sq m / 4982 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID679665)



Directions

From the IDR continue up Castle Hill and at the traffic lights turn right and right again into Russell Street. Turn right again into Epping Close. As you enter Epping Close, follow the drive around to the right of the flats and you will see the back of the property ahead of you.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	