



DELACEY HOUSE,
HINTON ROAD, HURST, RG10 0BS

**PENNY &
SINCLAIR**

DELACEY HOUSE

A spacious family home on the edge of the village, with excellent access to London - Twyford station is just 1.3 miles distant. With elegant and beautifully presented accommodation surrounded by private and well-kept gardens. EPC C.

Four Generous Double Bedrooms • Two Bathrooms (One En-Suite) •
Elegant Drawing Room • Dining Room • Conservatory • Study •
Kitchen/Breakfast Room • Utility Room • Cloakroom •
Detached Double Garage • Gardens •

VIRTUAL TOUR AVAILABLE

ACCOMMODATION

A canopied storm porch leads into an elegant, light and airy reception hall, with parquet flooring and double doors to the dining room, conservatory and garden beyond. There is a ground floor cloakroom, and to the left, a superb drawing room with open fireplace along with French doors leading to the terrace and garden. To the right of the hallway is a large study, and at the rear of the house, a smartly presented kitchen/breakfast room with granite worktops, tiled floors, a range of wall and base units, metro style tiled splashbacks, and separate utility room leading off with external side door. Doors link the kitchen to a formal dining room (with scope to open in to one space) and the dining room opens through glazed patio doors to a lovely, generously proportioned conservatory with underfloor heating.

On the first floor, a light and spacious landing leads to four double bedrooms. The principal suite is a fabulous size, with a range of fitted wardrobes, dual aspect windows and a large en-suite bathroom with Jacuzzi bath and rainforest style shower over. Additionally, there is a separate family bathroom with contemporary Villeroy & Boch fittings, with a bath and separate shower.





OUTSIDE

The property has a large driveway leading to a detached double garage. A gated side access leads through to a well-tended rear garden with an area of lawn backing onto open private land. There are deep herbaceous borders and a large terrace with a brick paved pathway to the summerhouse.

LOCATION

Hurst is a delightful village and Delacey House enjoys a private position, on the edge of the village and set back from the road. There are a range of amenities on hand, with a village store & post office, village pub, cricket ground, bakery and a sought after local primary school - with the independent Dolphin school also moments away. The area is surrounded by glorious countryside with plenty of options for walking and riding. This thriving area is highly sought after by commuters, with Twyford station just 1.3 miles away, offering a 28 minute service to London Paddington and part of the forthcoming Crossrail route to the heart London, east London and the City.



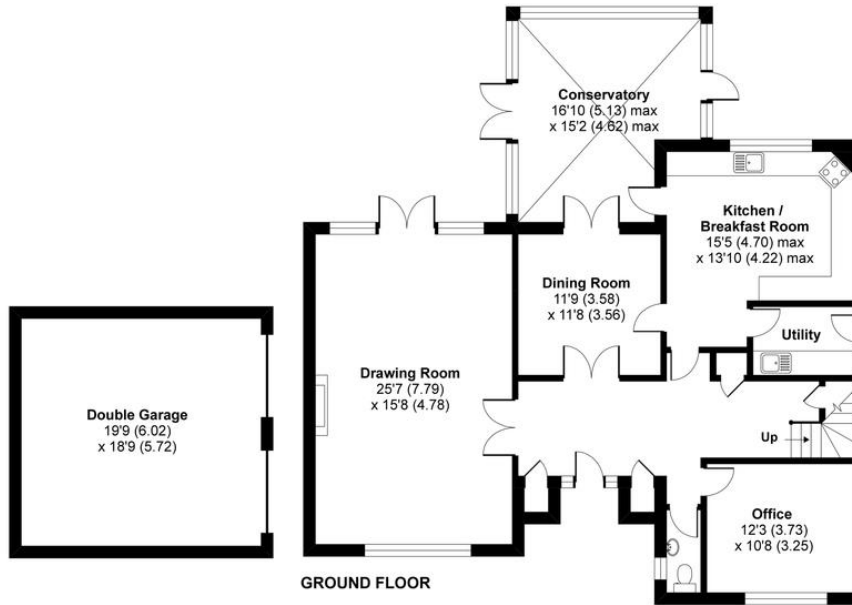
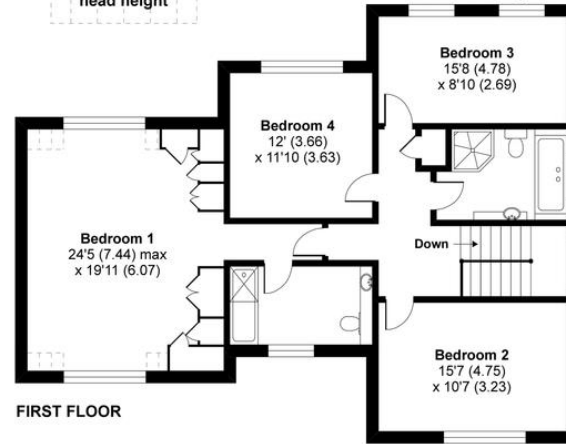


Hinton Road, Hurst, Reading, RG10

Approximate Area = 2654 sq ft / 246.5 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Outbuilding = 375 sq ft / 34.8 sq m
 Total = 3041 sq ft / 282.5 sq m

For identification only - Not to scale

Denotes restricted
head height

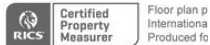


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