



The Coach House
Southcote Lodge | Burghfield Road | Reading | RG30 3NE

THE COACH HOUSE



An elegant period property, nicely tucked away in a secluded location, offering over 2200 sq ft of accommodation with 4 double bedrooms, 3 reception rooms and 2 bathrooms.



THE COACH HOUSE

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STEP INSIDE

Ground Floor

This handsome property is full of character and charm, which is evident from the moment you step inside. From the entrance hallway with its handy cloakroom, there's a dual aspect sitting room, formal drawing room with a beautiful bay window, antique Adams fireplace and double doors leading through to the dining room. The dual aspect dining room has direct access to the garden, perfect for entertaining in the warmer months. Completing the ground floor accommodation is the contemporary refitted kitchen.

First Floor

On the first floor are 4 double bedrooms, all with fitted storage. The principal bedroom has a range of fitted wardrobes, feature bay window and en-suite shower room. There's also a family bathroom with a roll top bath and a separate shower.









SELLER INSIGHT

“As its name depicts, this fabulous period home was once the coach house belonging to the historic property next door. Set well back from the road within its own private entrance and adjacent to beautiful countryside, the house is also close to the centre of Reading, alongside easy access to major motorways, together with a choice of rail links which provide quick and stress-free journeys into the capital.

“We were house hunting in the area and, after a pending sale fell through, we were ‘gently guided’ by our agent to view this property. It was not the style of home we had been looking for but, on entering, we just immediately fell in love with the house in this amazing location. It had been re-built by its previous owner but, since we purchased the property in 1996, we have undertaken an extensive refurbishment programme to enhance it further, always with utmost respect to its period charm and elegance. Its state-of-the-art kitchen, alongside new bathrooms, seamlessly blend in with the unique features of this beautiful home. The three main reception rooms with their elegant high ceilings, alongside other distinguishing features including an original Adams fireplace, each have their own personality alongside a natural welcoming ambience. Our home is spacious with a natural, sociable, connectivity, and the idyllic venue for formal or relaxed gatherings and there have been many such occasions. We also have lots of space for car parking which is perfect when we are entertaining.”

“Doors from the Dining Room and Hallway open out into our sunny courtyard garden which enhances our living space during the summer months and is also an idyllic space for guests to spill out onto. It is a very special space for informal al fresco dining, or maybe enjoying a glass of wine after a busy day and watch the evening unfold.”

“Everything required is available in nearby Reading from excellent shops, a wide choice of education opportunities, together with an outstanding range of sport and leisure opportunities. We do enjoy walks from the house into nearby countryside, one being the tow paths along the Kennet and Avon canal. The local environs also provide us with an excellent choice of pubs and restaurants in which to dine.”

“We are moving to live abroad but The Coach House has been a very special home for us, and we feel quite proud with the enhancements we have made for it to become a home ready to welcome new owners, unpack their boxes and to enjoy living here in this wonderful location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















STEP OUTSIDE

The property is accessed via remote opening double electric gates into a private driveway with ample parking space for several vehicles, the carport with EV charger and 3 external storage rooms. To the rear of the property is a south facing, low maintenance, courtyard style garden, ideal for entertaining and providing access to the field beyond.

LOCATION

Situated towards the west of Reading town centre, the property benefits from easy access to the mainline train station, making it ideal for commuting into London. There are also regular bus routes and major transport links via the M4 and A33.





INFORMATION

Services

Mains gas and electricity. Private water supply and drainage, please ask for further details. FTTC broadband is supplied by Sky. You can find more information here - <https://www.openreach.com/fibre-broadband>. The vendors report no mobile coverage issues and are on the Vodafone network. More information is available here - <https://checker.ofcom.org.uk/>

Information

EPC Band F/ Council Tax Band F/ Freehold

Local Authority

Reading Borough Council

Viewing Arrangements

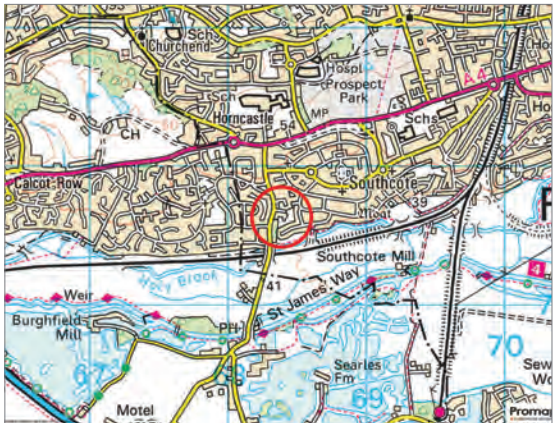
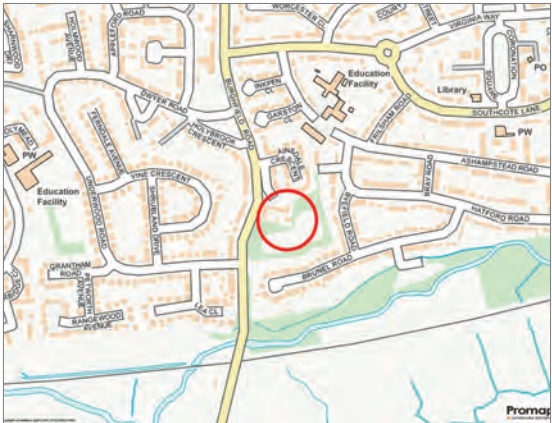
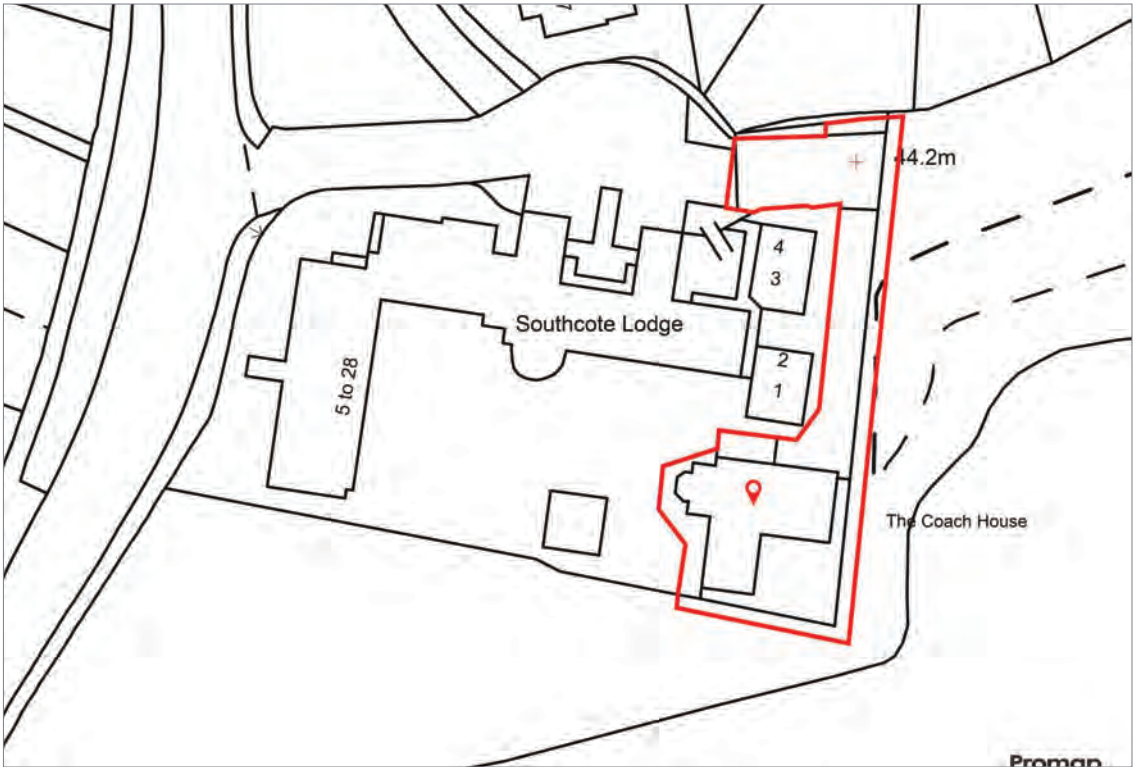
Strictly via the vendors sole agents Fine & Country – Rob Cable 07732 730 720 / robert.cable@fineandcountry.com

Website

For more information visit www.fineandcountry.com/reading

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



GROSS INTERNAL AREA: 2431 sq ft, 217m²

OVERALL TOTALS: 2431 sq ft, 217 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.10.2024





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We value the little things that make a home



ROBERT CABLE

PARTNER AGENT

Fine & Country
07732 730720
robert.cable@fineandcountry.com

With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationships with my clients.

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale or purchase is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

THE FINE & COUNTRY
FOUNDATION

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Fine & Country Reading and Twyford
40 Caversham Road, Reading, Berkshire RG1 7EB
0118 324 8030 | reading@fineandcountry.com

