



Castle Hill, Reading, Berkshire, RG1 7RP

£650,000

Walmsley



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Walmsley Estate Agency is thrilled to present this exceptional Grade II listed detached coach house, blending historic charm with modern luxury, offering a one-of-a-kind living experience. The impressive living space includes an entrance hall, a triple-aspect living room with French doors leading to the garden, a third bedroom, a modern refitted shower room, and a contemporary L-shaped kitchen/dining area with integrated appliances and French-style doors opening to the garden.

On the first floor, you'll find a landing, a master bedroom featuring a walk-in wardrobe and a grand en-suite bathroom with shower above and his and her sinks. In addition, there is a large guest bedroom that also boasts a walk-in wardrobe and en-suite shower. The property is secured at the front by a sliding gate, and a block-paved driveway provides convenient off-street parking for two vehicles. The rear of the property is enclosed on all sides, offering side pedestrian access. The majority of the garden is laid to lawn, complemented by a raised seating area and a block-paved seating area. Further noteworthy points include double glazing and underfloor heating to the ground floor.

Situated in the highly sought-after Castle Hill area, known for its rich character, this property is just a short walk from Reading Town Centre and under a mile from Reading Station. The station provides easy access to London Paddington, with regular and fast routes into the city (approximately 30 minutes to Paddington), as well as convenient cross-rail services. This property is offered with NO ONWARD CHAIN, making it an excellent opportunity for those seeking a hassle-free property transaction. Council tax band E.

## Tenure - Freehold





- Grade II listed detached property
- Secure gated parking
- Three double bedrooms
- Three bathrooms
- Excellent presentation
- Garden
- No onward chain





Approximate Gross Internal Area 1667 sq ft – 155 sq m  
 Ground Floor Area 826 sq ft – 77 sq m  
 First Floor Area 841 sq ft – 78 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 practice. 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.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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