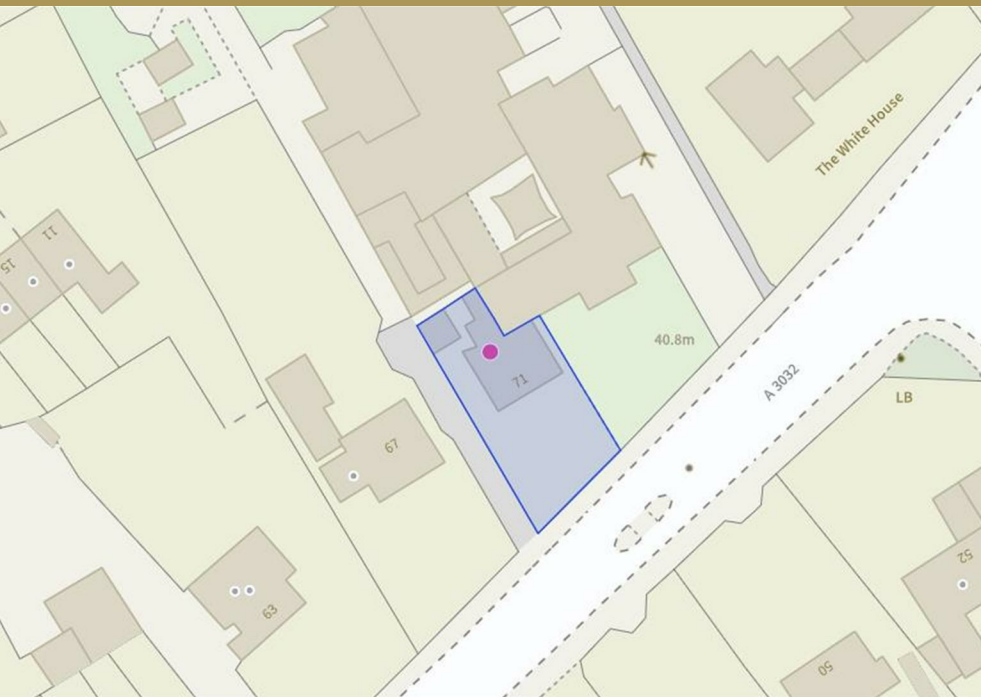


The Estate Agent People Recommend



71 London Road,  
Twyford  
RG10 9EJ

**Offers in excess of £700,000**



Situated in the charming village of Twyford, this exceptional unique property presents a superb opportunity for those looking to create their dream home. Formerly the caretaker's home to Polehampton School, located on London Road, this property is in the conservation area, ensuring that the character and beauty of the surroundings are preserved.

The property is an attached period property featuring four spacious bedrooms, offering ample room for family living or entertaining guests. While the property retains its historical charm, it also boasts excellent potential for modernisation and refurbishment, allowing you to tailor the space to your personal taste and lifestyle.

One of the standout features of this location is its convenience. Residents will find themselves within walking distance of local amenities, including shops, cafes, and the train station, making it easy to enjoy the best of village life while remaining well-connected to nearby towns and cities. Residents are also able to apply for a parking permit.

This property is a blank canvas for your vision, set in a picturesque area that combines the tranquillity of village living with the vibrancy of modern conveniences. Whether you are looking to invest or create a family home, this opportunity is not to be missed.

EPC rating E  
Council tax band E  
Freehold

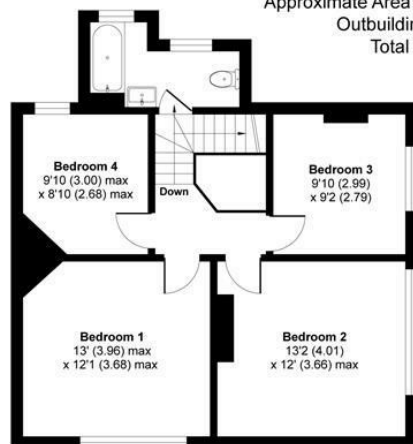
# London Road, Twyford, Reading, RG10

Approximate Area = 1258 sq ft / 116.8 sq m

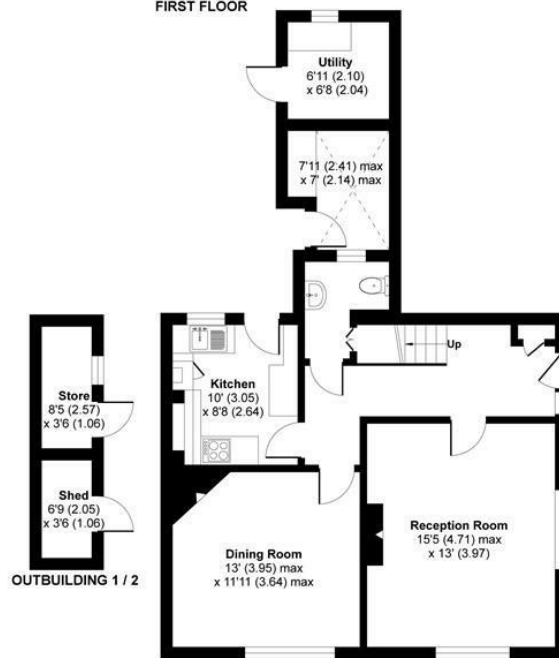
Outbuilding = 150 sq ft / 13.9 sq m

Total = 1408 sq ft / 130.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## ACCOMMODATION

- UNIQUE ATTACHED PERIOD PROPERTY
- FOUR BEDROOMS
- EXCELLENT POTENTIAL TO MODERNISE
- CENTRAL VILLAGE LOCATION
- CONSERVATION AREA
- PERIOD FEATURES
- TWO LARGE RECEPTION ROOMS
- NO ONWARD CHAIN
- RESIDENTS PARKING PERMITS AVAILABLE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Wentworth Estate Agents. REF: 1325576

The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
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IMPORTANT: we would like to 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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