



The Hamlet
Gallowstree Common, Reading, Oxfordshire RG4 9BU

£995,000

Set within this sought after area know as 'The Hamlet', that backs on to the Kidmore End Cricket ground and South Oxfordshire countryside, is this good sized detached house set on a generous plot. The property has great potential to extend (STP). The house boasts four double bedrooms and three bathrooms. The house has a good sized kitchen / diner and a large living room that opens to the patio area with a feature log burner. In addition there is a further reception room, large hallway and landing. There is a double garage with a utility area and ample driveway parking to the front. To the rear there is a good sized garden. To appreciate the space and potential to extend call now to view.

The Hamlet, Reading, Oxfordshire RG4 9BU

- Popular village location
- Great sized south facing garden & patio
- Double Garage & driveway
- Good sized kitchen / diner
- Council tax band F
- Detached property with huge potential to extend
- Four double bedrooms
- Three modern bathrooms
- Large living room with a cast iron log burner
- EPC Rating D

Hallway



Spacious, carpeted hallway with doors leading to the kitchen, living room, dining room, bedroom four, shower room and garage.

Kitchen / diner

11'0" x 17'3" (3.37 x 5.28)



A large, tile floored kitchen diner with built in oven, hob, extractor and dishwasher and space for a fridge freezer, door to the garden and plenty of space for a table and chairs in the bay window overlooking the front of the property.

Living room

14'2" x 18'10" (4.34 x 5.75)



A very large, carpeted living room with an inglenook fireplace with wood burner, large window overlooking the garden and double doors leading to the patio.

Family room / office

14'11" x 10'11" (4.57 x 3.35)



Good sized family room/office with a large window overlooking the garden.

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Bedroom four / family room

10'11" x 12'1" (3.35 x 3.69)



Spacious, carpeted double bedroom/family room with large window overlooking the garden.

Shower room

6'7" x 7'0" (2.02 x 2.14)



Tiled shower room with sink, WC, shower and frosted window to the side of the property.

Landing



Bright and spacious carpeted landing with doors to bedrooms and bathroom.

Bathroom

11'6" x 6'11" (3.53 x 2.12)



Tiled bathroom with window to the front of the property, bath with shower, wc and sink with storage.

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Bedroom two

14'11" x 10'11" (4.55 x 3.35)



Very spacious double bedroom with plenty of built in wardrobe space.

Bedroom one

16'1" x 12'0" (4.91 x 3.67)



A light and airy master bedroom with built in wardrobe, large window overlooking the garden and door to the ensuite.

Bedroom three

14'2" x 12'5" (4.34 x 3.8)



A good sized double bedroom with two windows overlooking the garden.

En-suite



Tiled ensuite with frosted window to the front, shower, sink and wc.

Double garage & utility

18'6" x 19'4" (5.65 x 5.91)

A very spacious double garage with loft storage space and a utility area to the side space for washing machine and tumble drier.

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Driveway



A spacious, gravel driveway with parking for multiple cars, leading to the front door, double garage and gates on both sides of the property allowing access to the garden.

Garden



A large and mature garden, mostly laid to lawn with generous patio space, perfect for entertaining and enjoying the summer. You have access to the front of the property through gates on either side of the house.

Services

Water. Mains

Drainage. Private (septic tank)

Electricity. Mains

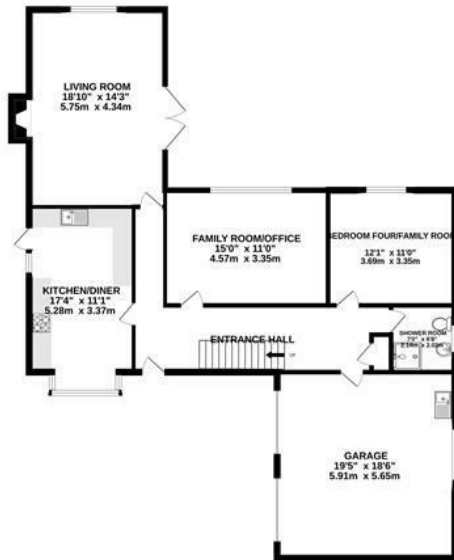
Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

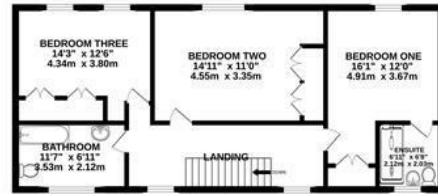
Broadband. Superfast, obtained from Ofcom

Boundary

GROUND FLOOR
1485 sq.ft. (138.0 sq.m.) approx.



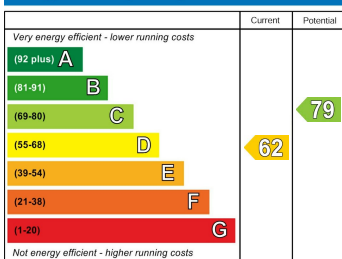
1ST FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA: 2327 sq.ft. (216.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

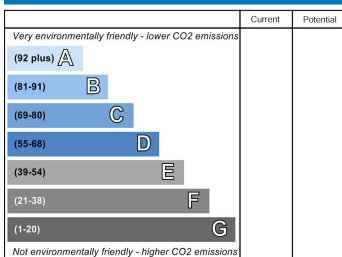


England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC

