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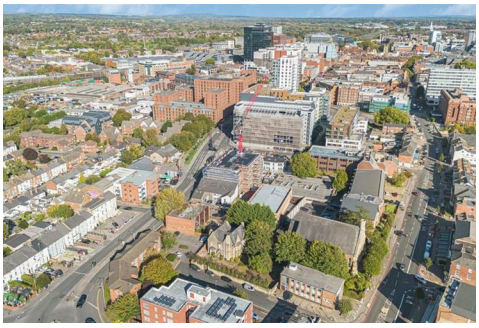
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040









Carlisle House 118 Oxford Road
Reading, Reading, Berkshire RG1 7NG

Chain Free £800,000

Located only moments from the center of Reading is this unique opportunity to acquire this three story Grade II listed Gothic Revival villa that retains numerous period features, built in the mid 1800's and is set within generous private walled grounds. Carlisle House offers approximately 4700 sqft of space including a large basement and was originally constructed as a manse and then converted into four apartments in the 1930s. On the ground floor there are four receptions and several other rooms. On the upper floors are seven bedrooms and space for several bathrooms. The property would make a fantastic family home or have development potential. Planning consent (Planning number 220486) was granted in 2023 (now lapsed) for the conversion to four 1-bedroom apartments and two 2-bedroom apartments. The property is currently registered as four large flats with their own title under the freehold title and their own council tax band. To appreciate the space on offer call now to view.

Carlisle House 118 Oxford Road, Reading, Berkshire RG1 7NG

- Grade II Listed Gothic revival house
- Detached house set within a walled garden in central Reading
- Approximately 4700sqft including a large basement
- Lapsed planning for 6 units PP220486
- Seven large bedrooms
- Four great sized reception rooms
- An abundance of character & Charm
- Good sized garden and driveway parking
- Council tax band A for each flat (as currently registered as four flats)
- EPC rating TBC

Hallway

A good sized hallway with stairs to the first floor and doors to multiple reception rooms and additional rooms. Most rooms boast stripped wood flooring, feature windows and fire places

Reception room



Reception room



Reception room



First floor landing

A good sized landing with stairs to the top floor and doors leading to multiple large bedrooms that retain numerous features. In addition there are four rooms that could used for bathrooms.

Bedroom



Bedroom



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Bedroom



Bedroom



Bedroom



Top floor landing
A small landing with doors to two great sized rooms that boast stripped wood flooring a fireplaces.

Bedroom



Basement



The basement is access for the side and boast numerous rooms, ample head height and natural light.

Services
Water. Mains
Drainage. Mains
Electricity. Mains
Heating. TBC

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

Broadband. Superfast, information obtained from Ofcom

All appliances and services are untested.

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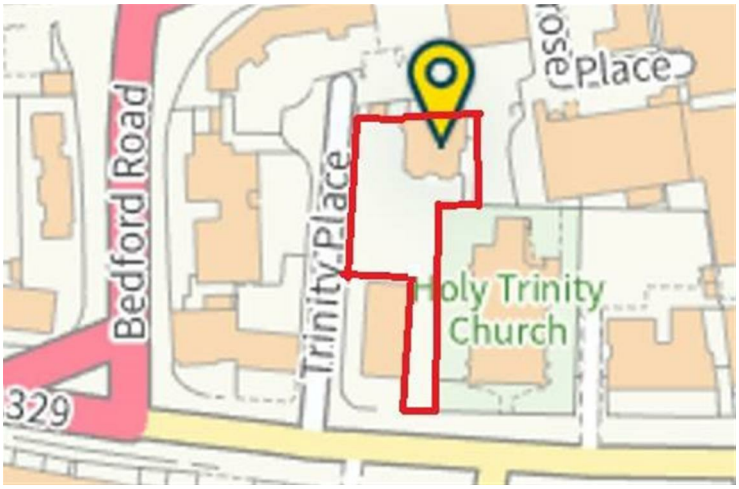
Garden



A good sized garden with access to Oxford Rd mainly laid to lawn.

Plot



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TOTAL FLOOR AREA : 4703 sq.ft. (436.9 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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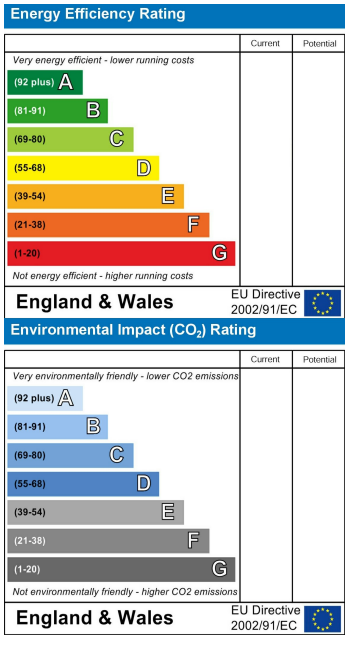

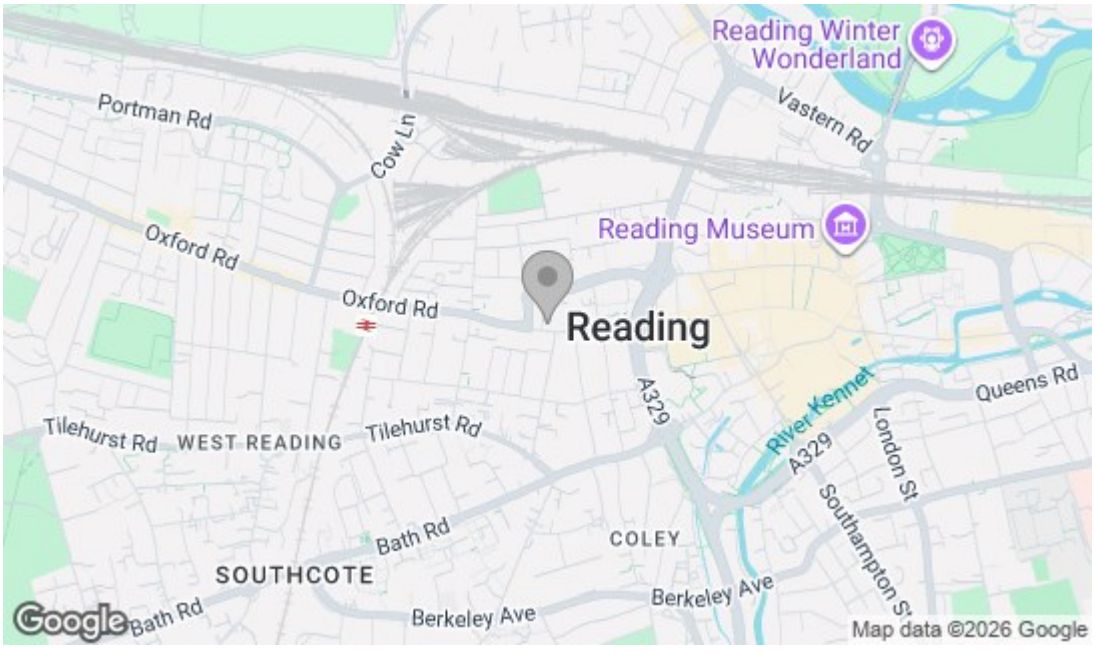

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