



8 Keepers Lodge The Old Lane, Reading, RG1 6DB
Guide Price £335,000 Leasehold - Share of Freehold

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Residential Sales & Lettings

- Charming & Extended Mid Terrace House
- Grounds Adjoining Countryside & River Meadows With The Holy Brook
- Approx.1.5 Miles (30 Min Walk) To Reading Town Centre & Train Station
- Modern Kitchen
- 2 Double Bedrooms

- Situated Within The Exclusive Private Coley Park Farm Estate
- Allocated Parking
- Landscaped Rear Garden
- Living Room Opening To Dining Area
- Re-fitted Shower Room

Built in 1986, Keepers Lodge, The Old Lane is a row of charming modern cottages which this well presented and extended two bedroom house forms part of, set in delightful leafy surroundings within the prestigious and private Coley Park Farm estate with neighbouring listed barns and adjoining countryside and river meadows with the Holy Brook. The exclusive and tucked away situation of the development is ideally located being within approximately 1.5 miles from Reading town centre and train station as well as being within close proximity of a wealth of other amenities, while also benefitting from easy access to foot and cycle paths, bus services and with easy connections by road to junction 11 of the M4 motorway.

The property is approached via a lawned frontage with a path leading to an open porch with built in utility cupboard housing the gas fired boiler and water softener. The front door opens to the entrance hall where stairs rise to the first floor, a door leads to the living room and opens to a stylish modern fitted kitchen with granite worktop surfaces, thoughtfully designed to maximise storage and also includes space for all appliances including a dishwasher. Practical engineered Bamboo wooden flooring continues from the entrance hall into the living room and further into the extended dining area where French doors open to the garden. Bespoke concealed storage has been fitted under the stairs while a feature fireplace with mantle provides a focal point. On the first floor, the central landing services two double bedrooms (both with fitted storage) which are serviced with a separate re-fitted fully tiled contemporary shower room. The loft space above is easily accessed via an enlarged hatch from the landing with a fitted ladder and has been upgraded with structural plywood flooring, light, and houses the "Kingspan Flomaster" unvented hot water system.

Outside, to the rear of the property, the rear garden is enclosed by wooden fencing and has been landscaped with ease of maintenance in mind. A pebble patio area spans the rear of the property from the french doors and meets an artificial lawn with paved path leading to the secure back gate which gives access to the residents parking area where the allocated space associated with this property is directly behind.

This much loved and well maintained home is enhanced by its delightful environment and hence must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

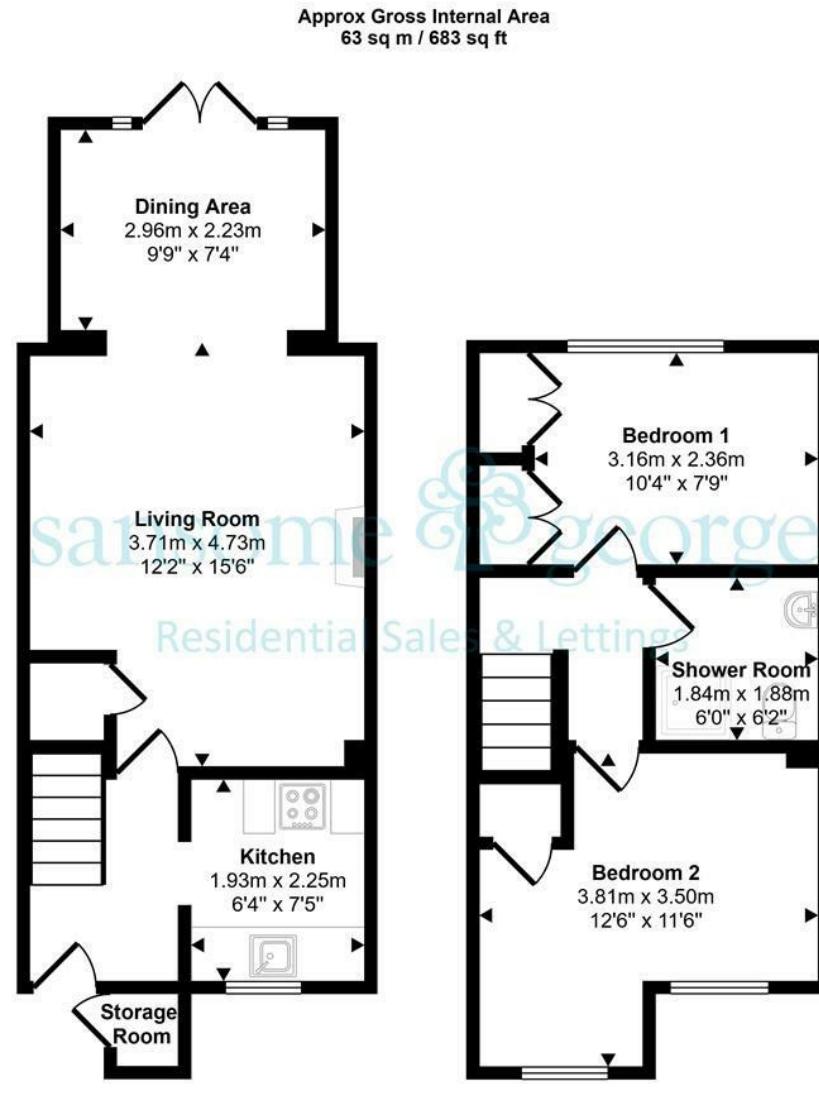
Leasehold- Share of Freehold (equal 7th share)

Lease Term:- 999 years from 24th June 1986 (circa 960 years remaining)

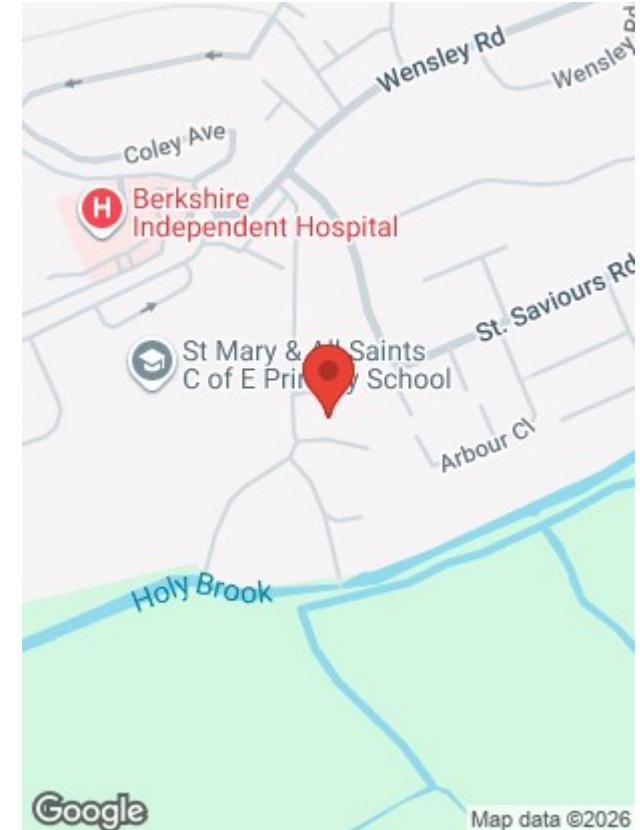
Service Charge:- Approx. £550 per annum 1st July 2025- 30th June 2026

Reading Borough Council - Band C





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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