



8 Fallows Road, Padworth, Reading, Berkshire, RG7 4GX  
£375,000 Freehold

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Residential Sales & Lettings

- Beautifully Presented Modern Cottage
- 2 South Westerly Aspect Rear Gardens
- Entrance Hall With Cloakroom
- Living Room With French Doors To Rear Garden
- Four Piece First Floor Bathroom

- Built In 2008 By Wimpey Homes
- 2 Alocated Spaces In Enclosed Residents Parking Area
- Kitchen With Integrated Appliances
- 2 Double Bedrooms
- UPVC Double Glazing & GRCH (New Combi Boiler 2026)

Available for the first time since being built by Wimpey Homes in 2008, this beautifully maintained modern cottage is well placed in the village of Padworth, neighboring Aldermaston, and takes advantage of all this semi-rural area has to offer. Being approximately equidistant from both Reading and Newbury, the home is a short drive to junction 12 of the M4 motorway, and is within walking distance of a pub, restaurant and Aldermaston train station linking to London Paddington. Surrounded by countryside and the Englefield Estate, there are miles of public and canal side footpaths to enjoy with the River Kennet within minutes walk.

Located in a sought after 'pocket' development, the property is complemented by two allocated parking spaces within a residents parking area, and two rear gardens. The property is situated in a paved cul-de-sac where the front door opens to the entrance hall with stairs rising to the first floor and doors to the living room, kitchen, a built in storage cupboard and a useful ground floor cloakroom. The front aspect kitchen is well appointed with a range of 'shaker' style units plus a full complement of quality integrated appliances to include dishwasher, fridge/freezer and washing machine. The generous living room features French doors to the rear garden. On the first floor, 2 double bedrooms are serviced by a separate four piece bathroom with quadrant shower cubicle and built in vanity unit with inset basin. Bedroom 1 enjoys fitted wardrobes and twin rear aspect windows with fitted shutters, which enjoy a leafy outlook over the gardens and trees behind.

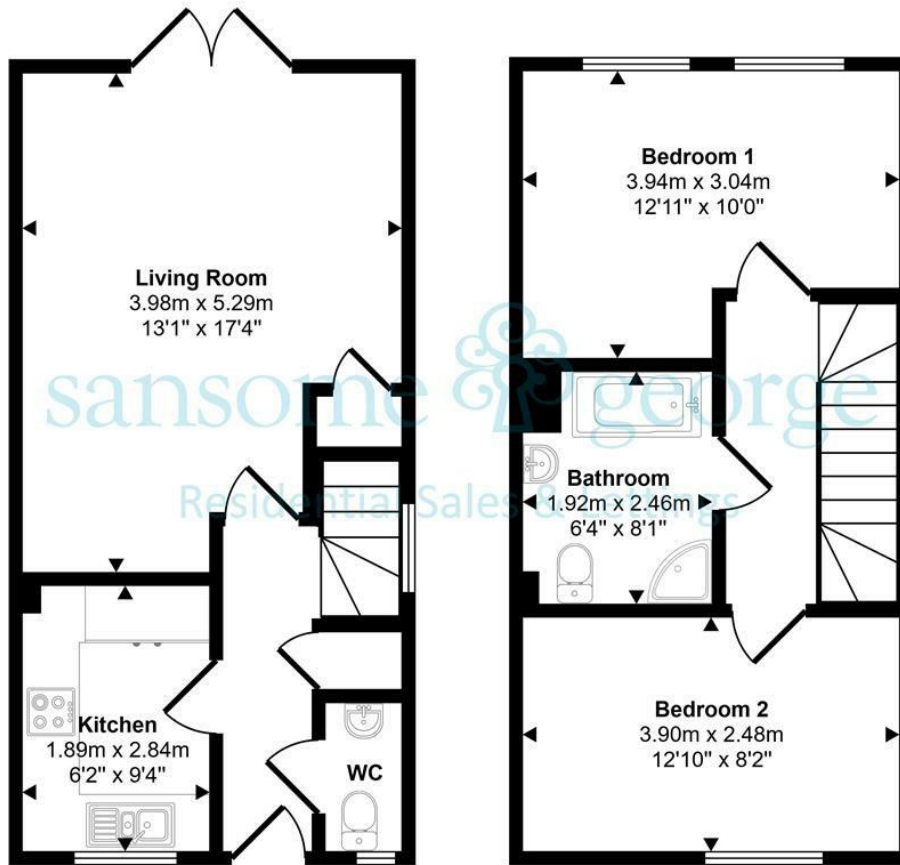
The outside space included is another rare and notable feature of this desirable home. The French doors from the living room open to a superb rear garden boasting a perfect south westerly aspect with a paved patio, lawn and planted flower/shrub beds. Enclosed by wooden fencing, a secure gate gives access to a path shared by 2 neighbouring properties which leads to the residents parking area where there are 2 allocated parking spaces. A large gate from the shared path, opposite the rear garden gate, leads to a second garden which is also enclosed by wooden panel fencing and is mainly paved with garden sheds. This versatile area could be well suited as a children's playground or an ideal site for home office/studio/garden room (subject to necessary consents).

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band D



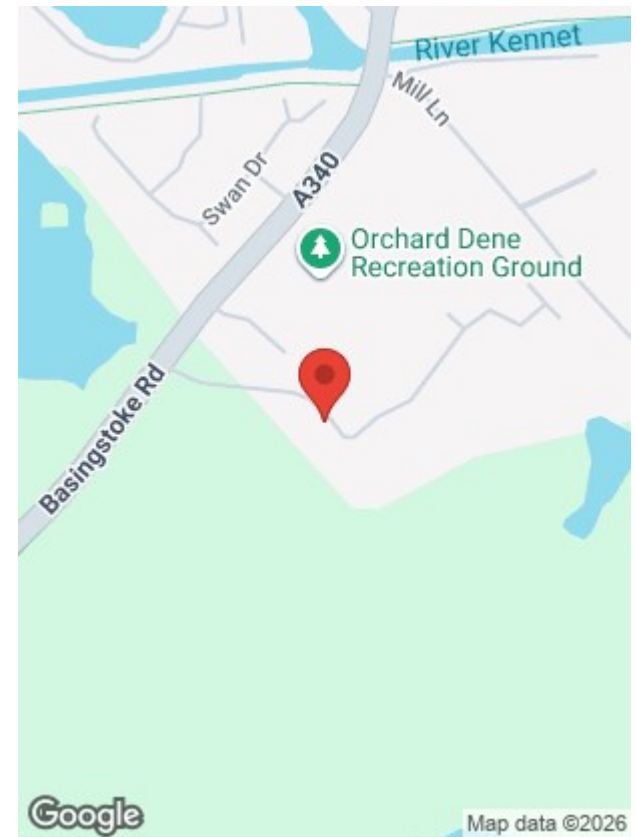
Approx Gross Internal Area  
65 sq m / 702 sq ft



**Ground Floor**  
Approx 33 sq m / 353 sq ft

**First Floor**  
Approx 32 sq m / 349 sq ft

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

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