

The Walled Garden
New Lane Hill | Tilehurst | Reading | Berkshire | RG30 4JJ

FINE & COUNTRY

THE WALLED GARDEN

Private gated detached family home in a development of just 4 homes. With four double bedrooms, wrap around gardens, a detached double garage and a garden studio with its own shower room.

The Walled Garden offers room to work, relax and entertain.



STEP INSIDE

Set behind a gated entrance within a select development of just four homes, The Walled Garden makes a striking first impression. Its handsome, Georgian-inspired façade combines balanced proportions with classical detailing, giving the house an elegant presence.

A spacious driveway provides ample parking and access to a detached double garage. Established brick walls and mature greenery frame the approach, while gardens extending around all four sides give the house an appealing sense of space.

Ground floor
Beyond the red front door, pale, polished floor tiles with a decorative inset contrast with the warm tones of the timber staircase. Panelled doors, timber joinery and ceiling cornicing carry this refined finish through the ground floor.

The principal family room is generously proportioned, with windows on three sides, including a projecting bay, bringing in natural light. An elegant fireplace surround forms a focal point, complemented by fitted cabinetry and open shelving for books and treasured pieces. There is room to arrange distinct seating areas, creating a welcoming setting for entertaining or a quieter afternoon.

Across the hall, a separate sitting room offers a more intimate atmosphere. A contemporary media wall with an inset fire makes this an inviting retreat for film nights and relaxed evenings, giving family members space to enjoy their own pursuits.

To the rear, the kitchen combines traditional cabinetry with a bright, refined finish. White panelled cupboards, curved corner units and decorative cornicing are complemented by brass-toned handles and pale, veined marble worktops. A range cooker sits beneath a substantial mantel-style canopy, while a plate rack and an under-counter drinks cooler add practical detail.

The kitchen opens into a distinctive dining area, where a curved sweep of windows fills the room with light and frames views of the walled garden. Equally suited to leisurely breakfasts and dinner with friends, it has a glazed door opening directly onto the terrace, making outdoor dining an easy part of summer life.

A separate utility area, storage beneath the stairs and a fully tiled shower room with an enclosed shower, vanity basin and WC complete the ground floor.























First floor
The staircase rises to a central landing serving four double bedrooms. Panelled doors and ceiling cornicing continue upstairs, where each room has its own character.

The principal bedroom pairs a soft neutral palette with fitted wardrobes and broad windows, creating a light, restful retreat. Its en suite combines pale, veined wall tiles with warm-toned flooring, a glass-screened shower with a rainfall head, a vanity basin and WC.

From the en suite, a private staircase leads to a dedicated dressing room on the second floor, extending the principal suite over two levels. Velux roof windows bring in natural light, making this additional space equally appealing as a private home office.

Three further double bedrooms provide comfortable accommodation for family and guests. One is particularly spacious, with extensive fitted wardrobes and an integrated dressing table, while the remaining two also benefit from fitted storage.

The family bathroom makes a striking design statement. Dramatically veined wall and floor tiles form a rich backdrop to a freestanding bath with a gold-toned exterior. Twin basins on an elegant console, traditional-style fittings and coordinated wall lights bring a touch of indulgence to the everyday.















STEP OUTSIDE

The gardens wrap around all four sides of the house, creating places to gather or enjoy a quieter moment outdoors. Established brick walls give the setting character and a sense of enclosure, softened by clipped hedging, mature shrubs and sculptural planting.

To the rear, generous, paved terraces extend around the curved dining room, inviting an easy transition from breakfast indoors to coffee outside. Brick edging and a circular paved feature bring definition to the landscaping, with ample space to arrange outdoor dining and seating areas.

Overlooking the garden, a substantial detached outbuilding offers a contemporary contrast to the house. Its charcoal exterior, full-height glazing and wide bifold doors connect the interior with the terrace. With the doors folded back, the room opens to the garden, creating an inviting setting for summer afternoons and evenings with friends.

Currently arranged for entertaining, the interior includes a kitchenette and its own separate shower room. The generous main room could become an inspiring home office, a creative studio or a private space for exercise. The garden outlook and separation from the household make it particularly appealing for home working, with the shower room adding everyday practicality.

Location
New Lane Hill offers a leafy residential setting on Reading's western side, The Walled Garden is well placed for historic parkland, riverside villages and countryside walks, with the town's restaurants, shopping and fast London connections adding convenience to everyday life.

Tilehurst's village centre, arranged around The Triangle, offers shops, cafés and useful everyday services, Aldi and Lidl are short stroll from the house, slightly further afield there is a large Sainsbury's at Calcot. For a wider choice, Reading's town centre brings together familiar brands and independent businesses. At The Oracle, shopping gives way to restaurants beside the River Kennet, making it easy to extend an afternoon in town into an evening out.

There is plenty to discover beyond the shops. Reading's Abbey Ruins and the waterside Heritage Walk offer a glimpse into the town's past, while Thames Lido provides a particularly inviting retreat. Set within restored Edwardian swimming baths, its heated outdoor pool, spa facilities and poolside restaurant create the opportunity for a restorative morning or a leisurely meal with friends.

Closer to home, Prospect Park brings a generous expanse of green space to the neighbourhood. Sweeping lawns, mature oak woodland and elevated views across the Kennet Valley surround its Grade II listed mansion. With children's play and sporting facilities alongside space for dog walks and family picnics, it is a place to return to throughout the seasons.

Golf is a particular local attraction. Nearby Calcot Park Golf Club, designed by Harry Colt and opened in 1930, offers an established 18-hole parkland course shaped by mature trees and a picturesque lake. For keen players, having a course of this character nearby makes a round of golf an appealing part of the weekly routine.

Beyond Tilehurst, the countryside around Sulham and Tidmarsh invites further exploration. Pangbourne offers independent shops, cafés and time beside the Thames, with Whitchurch Bridge linking the village to Whitchurch-on-Thames. Further afield, the National Trust's Basildon Park combines an elegant 18th-century mansion with 400 acres of historic parkland and woodland, where waymarked walks reveal a different landscape with each season.

Schools and connections
Families have a range of state and independent schools to consider. Local options include St Michael's Primary School and Little Heath School, which provides secondary and sixth-form education. Independent choices across the wider area include Bradfield College, Pangbourne College, Leighton Park in Reading and Reading Blue Coat in Sonning. School catchments, entry requirements and availability should be checked directly.

Connections
Junction 12 of the M4 is approximately 2.2 miles by road via Hogarth Avenue and the A4 Bath Road, providing connections towards London, the M25 and Heathrow to the east, and Newbury and the West Country to the west.

Reading station offers fast Great Western Railway services to London Paddington in around 25 minutes. Direct Elizabeth line services also run to Bond Street and Liverpool Street with stops at Tottenham Court Road and Farringdon along the way. Tilehurst provides an additional local rail option. Distances and journey times are approximate. Rail times refer to selected station-to-station services and vary by timetable.








PATSY CLINE







INFORMATION

Services, Utilities & Property Information:

Local Authority: West Berkshire
Tenure: FREEHOLD | EPC: C | Council Tax Band: G
Construction Type: Brick & Tiles
Utilities: Water Supply, Thames Water
Heating: Gas, British Gas
Electricity Supply: OVO
Sewerage: Septic Tank: The property is served by a septic tank. The installation date and details of any subsequent replacement are unknown. Prospective purchasers should make their own enquiries regarding the system and any associated maintenance requirements, discharge arrangements and obligations.
Mobile Phone Coverage: 4G and 5G mobile signal is available in the area, we advise you to check with your provider.
Broadband Availability: FTTP Ultrafast Broadband is available in the area, we advise you to check with your provider.
Garage Parking Spaces: 2
Off Road Parking Spaces: 6 +

The property is subject to rights and restrictive covenants as detailed in the title documentation. Prospective purchasers should refer to the title documents and seek advice from their conveyancer regarding the implications of these provisions.

The property benefits from a loft conversion. Confirmation of the relevant planning permission and Building Regulations approval has not been established. Prospective purchasers should make further enquiries through their conveyancer.

Directions
Please use the following link to locate the property: SatNav https://what3words.com
Postcode: RG30 4JJ | What Three Words: ///charmingly.hobby.guard

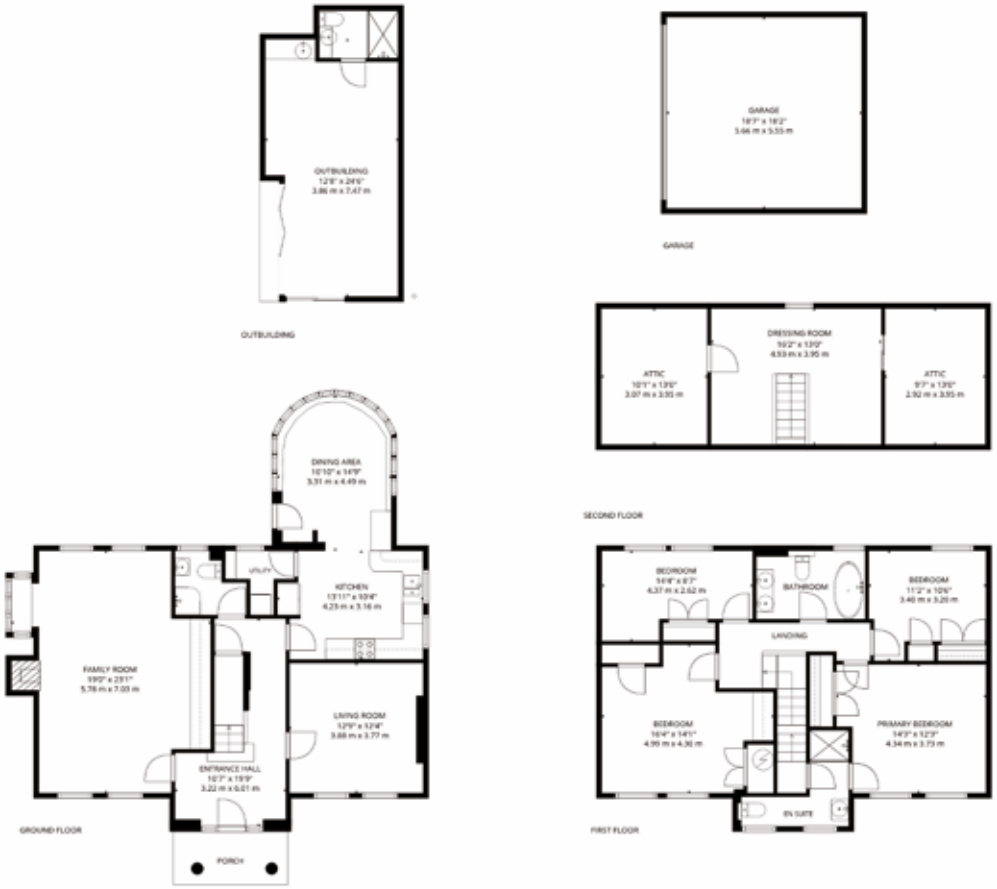
Viewing Arrangements
Strictly via the vendors sole agents Fine & Country Reading and Twyford on
Tel Number: +44 (0)1183 248 030

Website
For more information visit Fine & Country Reading and Twyford
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Sunday - By appointment only



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TOTAL: 2371 sq. ft, 221 m2

GROUND FLOOR: 1040 sq. ft, 97 m2, FIRST FLOOR: 876 sq. ft, 81 m2, SECOND FLOOR: 146 sq. ft, 14 m2, OUTBUILDING: 309 sq. ft, 29 m2, GARAGE: 0 sq. ft, 0 m2
EXCLUDED AREAS: PORCH: 55 sq. ft, 5 m2, FIREPLACE: 10 sq. ft, 1 m2, LOW CEILING: 201 sq. ft, 20 m2,
ATTIC: 141 sq. ft, 13 m2, GARAGE: 338 sq. ft, 31 m2, WALLS: 272 sq. ft, 24 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Property Redress

APPROVED CODE
TRADINGSTANDARDS.UK

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market, and we endeavour to provide accurate information; buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.Printedxx.xx.2026

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



ROBERT CABLE

PARTNER AGENT

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With a career spanning 25 years in marketing and property, I have genuine passion for all things property related and specialise in listed buildings. I take pride in providing a dedicated professional and friendly service, building trusted one-to-one relationships with my clients

From the creation of personalised bespoke marketing plans through to completion and beyond I will be with you every step of the journey to ensure your property sale or purchase is an enjoyable experience and that the roller coaster ride is as smooth and stress free as possible.

We value the little things that make a home

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