



25 The Mount, Reading, Reading, RG1 5HL
£900,000 Freehold

sansome & george
Residential Sales & Lettings

- Stunning 6 Bedroom Detached House
- Located within sought after Conservation Area
- 2375 sq. ft. / 221 sq. m. Of Accomodation
- Established Rear Garden
- Approx. 30 Mins Walk To Town Centre (Including Train Station)

- Grade II Listed
- Character Features Throughout
- Tandem Garage & Driveway
- 'No Thru Road' Situation
- Expired Planning Consent For Extension

A rare opportunity to acquire this striking Grade II detached home located in a highly desirable Conservation Area within minutes walk of amenities and under 1.5 miles from Reading town centre and mainline Train Station. The M4 motorway is a simple commute of circa 3 miles and the Royal Berkshire Hospital and Reading University Campus are both nearby as are popular schools to include Kendrick Girls School and Reading Boys Grammar Schools. Frequent bus services in all directions operate nearby, and Cintra Park, local shops, supermarkets, pubs etc. are all within close proximity.

With strong historical connections to Huntley & Palmers, dating to the early C19. with The Mount Conservation Area Appraisal stating "23 and 25: A reflected pair of under-manager's houses. These have matching turret roofs and are particularly prominent". This attractive and spacious home exudes character and charm retaining an abundance of period features throughout both internally and externally. There is also the rare provision of an attached double length 'tandem' garage approached via a short driveway. Planning consent for a part garage conversion, single storey side/rear extension (211622/HOU & 211894/LBC) was granted in 2022 and has very recently since lapsed.

Boasting great proportions throughout, this fantastic property is approached via original feature cast iron gate with matching railings enclosing a planted frontage where the original quarry tiled part leads to the front door. A central entrance hall has stairs rising to the first floor, a rear aspect door to the garden and doors to cloakroom, reception space and a delightful kitchen/breakfast room with flagstone flooring, built in storage cupboards plus a comprehensive fitted classic 'shaker' style kitchen with marble work top surfaces and range cooker. A rear aspect door opens to the rear garden which would be access to the addition off the family room of the lapsed proposed extension which would flow nicely and enhance the existing ground floor footprint. The reception space is a delightful open plan area comprising living area with large front and rear bay windows and large arches open to dining area with original open fireplace with side aspect flanking windows, and an additional dual aspect sitting area also with an original open fireplace with side aspect flanking windows and large rear aspect window to the garden.

The stairs to the first floor pass a separate WC and continue to the central leaning where a second staircase rises to the second floor and doors lead to 4 of the 6 double bedrooms. These include a 20' (6.2m) dual aspect bedroom 1, bedroom 2 with bay window and access to a versatile dressing/laundry room (potential for en-suite subject to all necessary consents), and bedrooms 3 & 4 which include an interlinking door. There is also a contemporary bathroom with vanity unit and shower over bath.

The second floor provides a further two double bedrooms, each with vanity wash basins and are also serviced by a separate shower room / laundry.

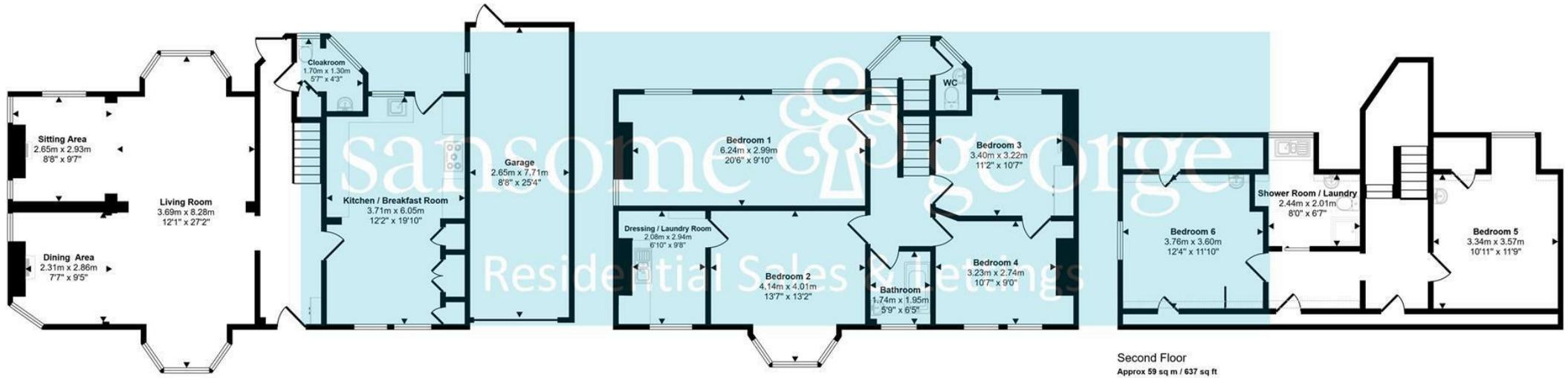
The rear garden complements the property and enjoys a good level of seclusion. A paved patio area spanning the rear of the property with three steps leading down to a lawned garden with established plants/shrubs and is enclosed by wooden fencing. A courtesy door leads to the garage plus there is also an additional brick built store/workshop and a garden shed.

With elevated views from the rear of the first and second floors over urban rooftops and the countryside beyond, this fantastic property must be seen to be appreciated. Please contact proud sole selling agents Sansome & George to discuss this superb yet rare opportunity in more detail or to arrange a viewing at your earliest convenience as early interest is anticipated.

Reading Borough Council - Band F



Approx Gross Internal Area
241 sq m / 2599 sq ft



Ground Floor
Approx 102 sq m / 1102 sq ft

First Floor
Approx 80 sq m / 859 sq ft

Second Floor
Approx 59 sq m / 637 sq ft

Denotes head height below 1.5m

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.



Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com