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113 Castle Hill, Reading, Berkshire, RG1 7SY
Guide Price £700,000 Freehold

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Residential Sales & Lettings

- Grade II Listed Four Storey Home
 - Dining Room/Family Room
 - Four Double Bedrooms
 - Family Bathroom & Separate Shower Room
 - Driveway Parking
- Dual Aspect Living Room
 - Ground Floor Cloakroom
 - Ensuite Shower Room To Bedroom 1
 - Private Courtyard Garden
 - No Onward Chain

Offered to the market with the added advantage of a no 'onward chain', this charming Grade II listed home enjoys a desirable blend of historic charm with modern convenience. Dating back to 1842, this elegant residence is located within the Castle Hill Conservation Area, in the heart of the Reading town centre, hence within close proximity to Reading train station and all amenities.

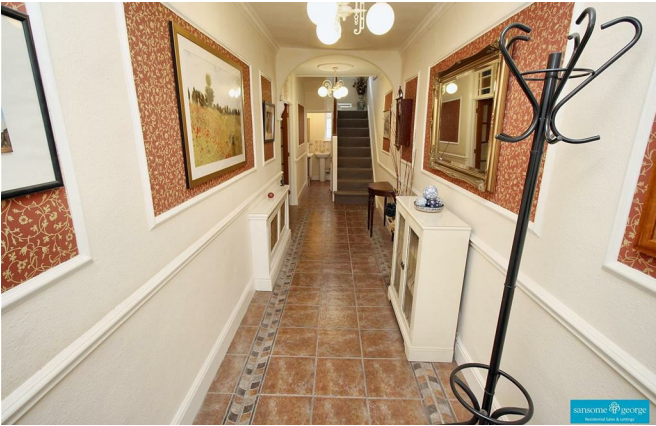
With prevalent original period features throughout to include high ceilings, fireplaces, coving and decorative mouldings, as large windows giving an abundance of natural light, all enhancing the timeless appeal of this stunning property. Offering generous and versatile accommodation throughout, the ground floor accommodation comprises of a grand entrance hall with stairs rising to first floor and doors accessing a cloakroom, 16' dual aspect living room with feature fire place and a separate 16' dining room with rear aspect French doors. Stairs lead down to a 16' kitchen/diner with ample storage occupying the lower ground floor. On the first floor, the landing has a second staircase rising to the second floor, which also services 2 double bedrooms and a side aspect family bathroom with bedroom 1 benefitting from an en-suite shower room. On the top (second) floor there are two further versatile double bedrooms and a separate shower room.

Private driveway parking to the front of the property is a rare benefit in such a prime central location. To the rear is a charming fully enclosed walled courtyard garden providing a private and easily maintained retreat with featuring gated side access and an outbuilding with power.

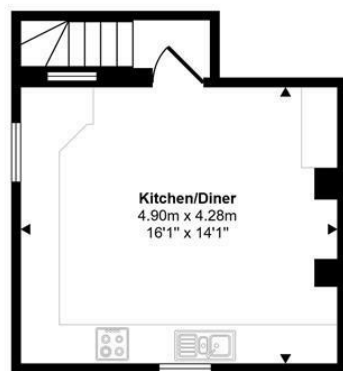
This exceptional home presents a fantastic opportunity for those seeking a unique period property in a highly desirable setting.

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

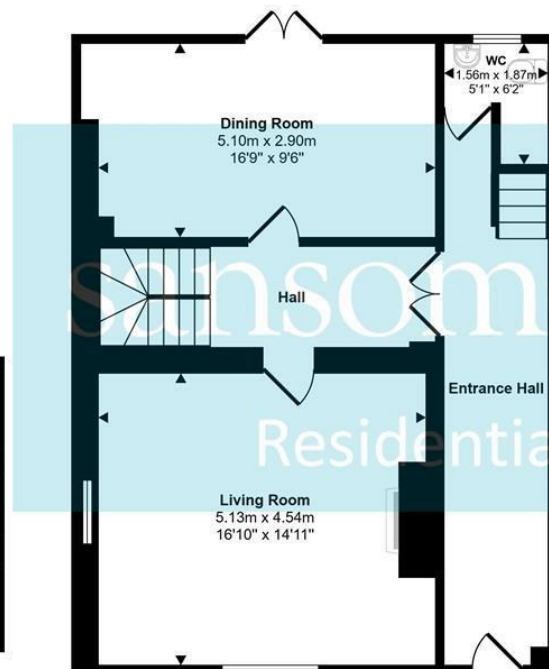
Reading Borough Council - Band D



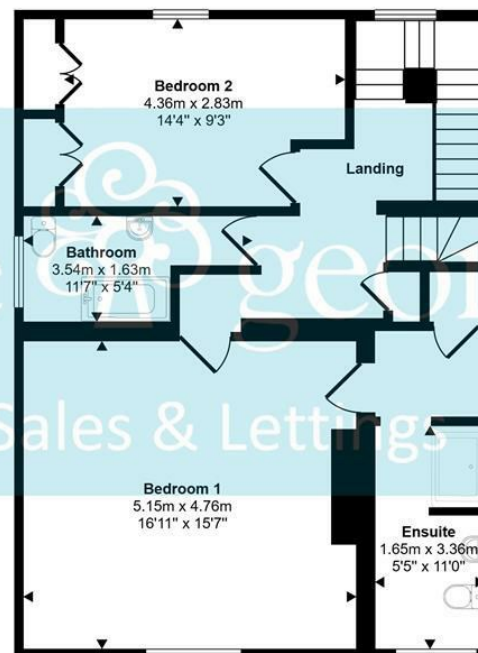
Approx Gross Internal Area
228 sq m / 2453 sq ft



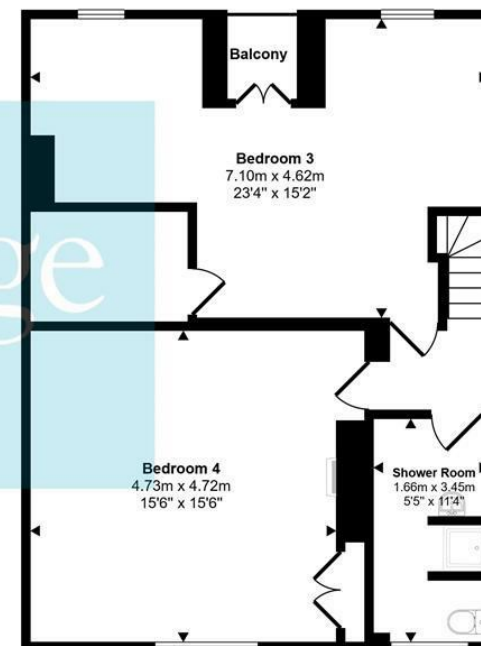
Lower Ground Floor
Approx 24 sq m / 259 sq ft



Ground Floor
Approx 69 sq m / 748 sq ft

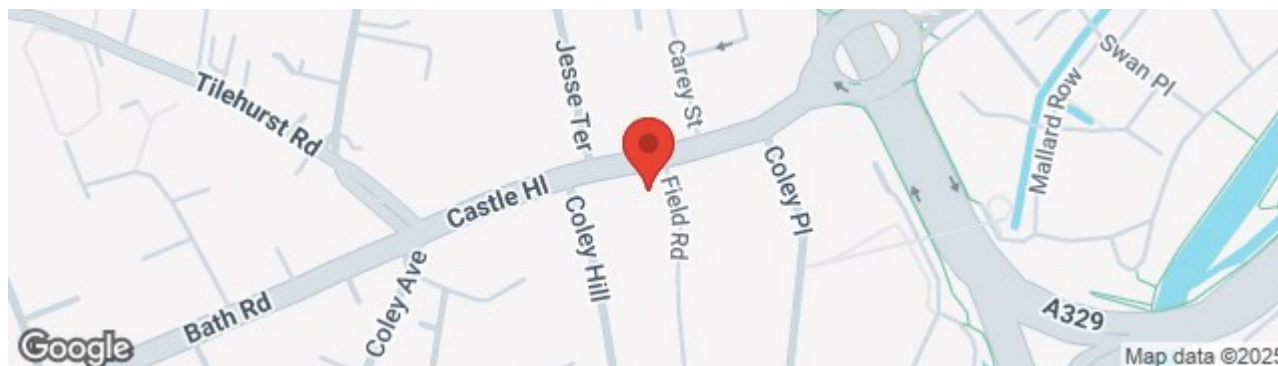


First Floor
Approx 69 sq m / 746 sq ft



Second Floor
Approx 65 sq m / 701 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.

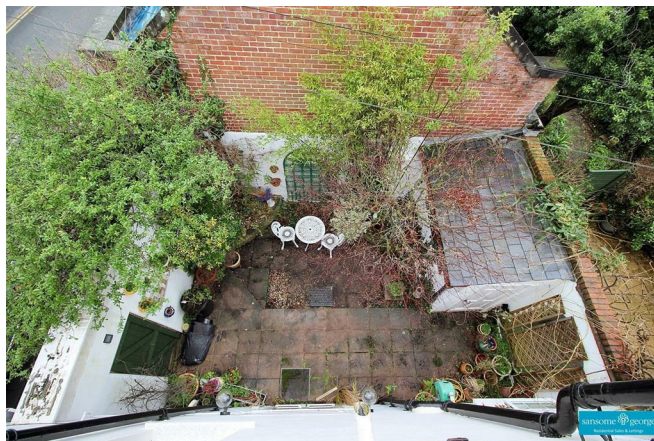


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

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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