



The Gables - 25 Clevedon Road • Tilehurst • Berkshire

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A very impressive 6-bedroom detached house of enormous character and quality.
Located in this pretty and peaceful, blossom tree-lined road, in an
area noted for its outstanding residential properties.

2,971 sq ft / 276 m²
(approximate)

Tilehurst station 0.3 mile (5 minutes' walk) • Pangbourne village 3 miles • Reading 3 miles • M4 (junction 12) 6 miles
(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





The Gables has been renovated and refurbished throughout in recent years. One of the finest houses in this pretty and peaceful, blossom tree-lined road.

This is a superb family house, offering spacious accommodation with high ceilings, large windows, and many period features, combined seamlessly with modern living. There is a fantastic kitchen/living/dining room with French doors opening onto the large south facing garden creating a wonderful hub of the house.

Just a five minutes' easy walk to Tilehurst train station, offering exceptional commuter links to Reading and Paddington (Elizabeth Line).

Special features

- Wonderful, spacious, light, and bright kitchen/living/dining room with herring-bone wood flooring, wood burning stove, Mas Kuchen kitchen with large preparation island with induction hob and central extractor fan, fitted fridge freezer, twin ovens, lots of storage
- Large paneled drawing room has a pretty bay window with built-in seating, and an impressive fireplace fitted with a wood burning stove
- Impressive reception hall with the original front door, gives access to the boot room, cloakroom, and the arts and crafts staircase

- Separate utility room and walk-in pantry, with fitted fridge freezer, plenty of storage and plumbing for a washing machine and a tumble dryer
- On the 1st floor there is a large landing which could be used as a study area, 3 bedrooms, 1 with an ensuite shower room, and a family bathroom
- On the second floor, there are 3 further bedrooms and a family shower room
- Bathrooms and cloakroom have modern, high spec fittings and under floor heating
- Bespoke hardwood double-glazed traditional windows throughout, and secondary glazing to original picture windows
- Recently fitted gas boiler

Summary of accommodation: Reception hall, drawing room, boot room, cloak-room, kitchen/dining/living room, utility room, walk-in pantry. 6 bedrooms (5 doubles, 1 single), 3 bathrooms (to include 1 ensuite), large landing suitable for a study area.

Gardens: Mature shrubs and trees provide privacy to the front garden, with block paving parking area. Large south facing gardens to the rear, mostly laid to lawn. Easy to maintain.



A section of the single garage will be available for storage. Lockable iron railing gates to both sides of the property. Gates to the driveway for cars and pedestrians.

Local facilities: 5 mins walk/0.3 mile from Tilehurst train station, giving fast connections to London Paddington, Reading (Elizabeth Line) and Oxford. There is an excellent Waitrose just along the road and Pangbourne has a wonderful village centre with shops, amenities, cafes, restaurants, and pubs.

Schools: There are excellent schooling facilities in the area to include; Leighton Park in Reading, Pangbourne College, Bradfield College and St Andrew's Preparatory School are within easy driving distance, as are The Oratory School, The Abbey which is a highly regarded girls' school with a bus pick up at the bottom of the road, Cranford School, Queen Anne's, Moulsoford Preparatory School, Reading School (Boys) and Kendrick School (Girls).

What3words: clues.cares.oven

Post Code: RG31 6RL

Some material information to note:

Gas boiler providing gas central heating and HW. Underfloor heating to ground floor and all bathrooms. High levels of insulation throughout.

Mains water, electrics, gas & drainage.

The property has driveway parking and a small area of garaging. Broadband FTTC.

EPC Rating: D

Council Tax Band: Reading Borough Council, Band G

Tenancy Information:

The following are permitted payments which we may request from you:

- a) The rent.
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent.
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax
- g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

Please advise us if you believe you have an adverse credit history which could include CCJ's prior to referencing.

Dudley Singleton & Daughter are members of the Property Ombudsman. Client money is protected.





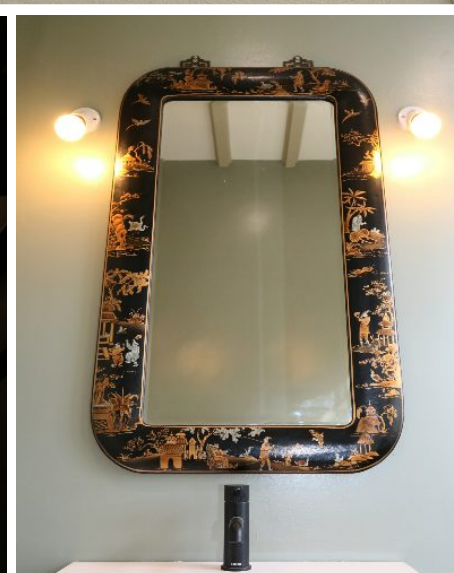
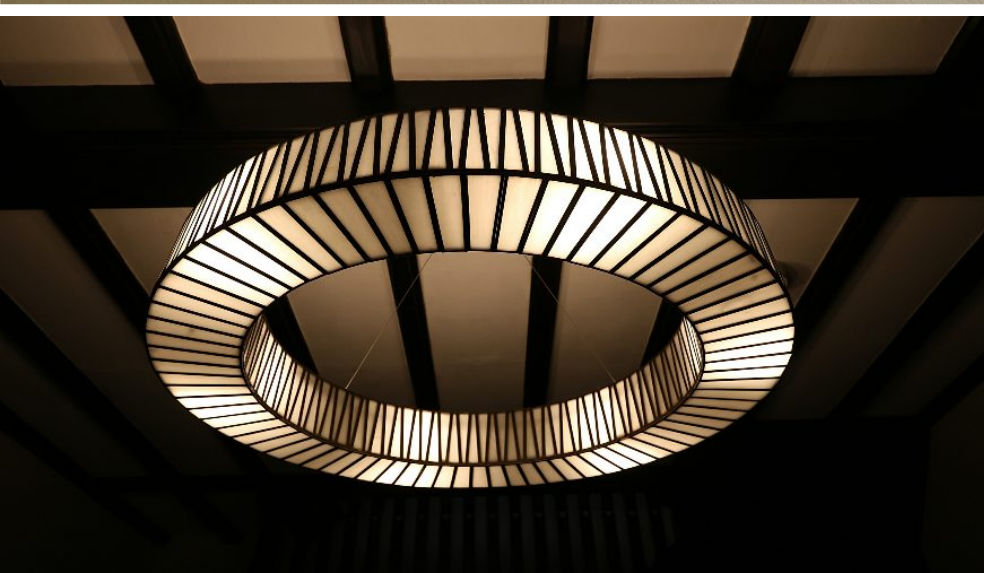
Bedroom 1



Bedroom 2



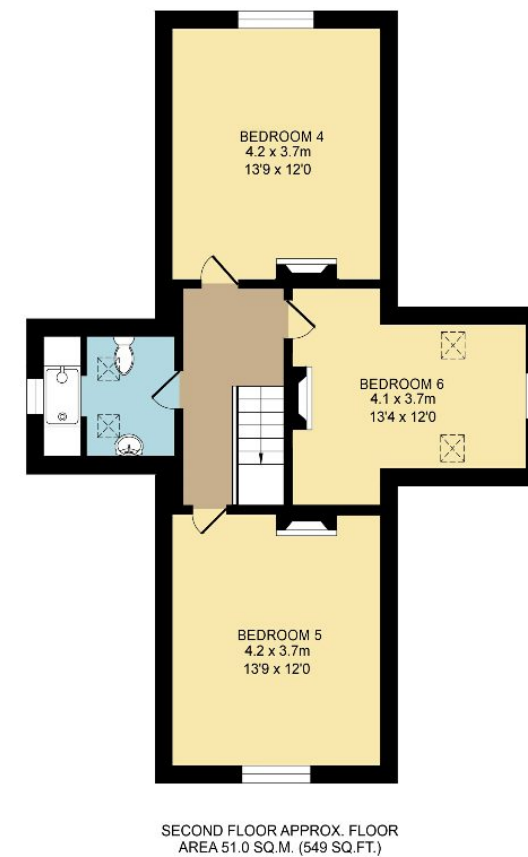
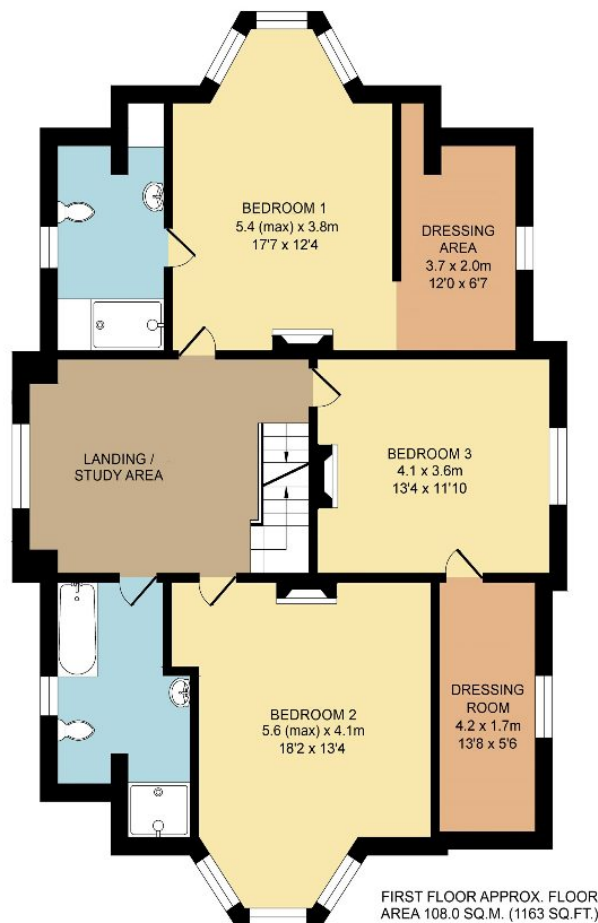
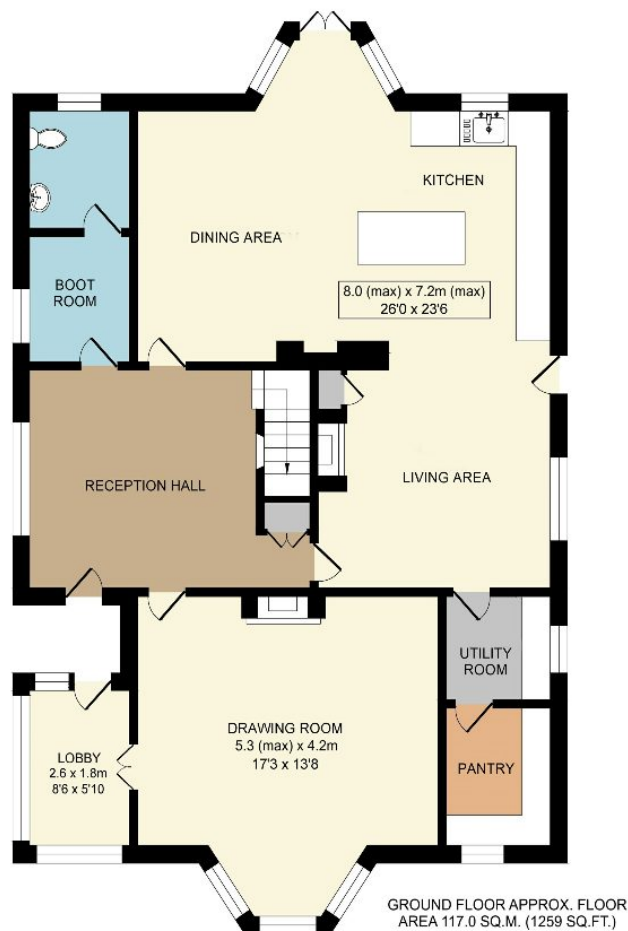
Bedroom 3



Bedroom 4

TOTAL APPROX. FLOOR AREA 276 sq m / 2,971 sq ft

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



Viewing strictly by arrangement with; Dudley Singleton & Daughter No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office : 41-43 Maddox Street, Mayfair, London W1S 2PD