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Willowmead Orchard Road,  
Reading, RG10 0SD  
**Price guide £1,335,000**

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# Orchard Road Hurst

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Situated in the charming village of Hurst, this splendid Edwardian detached house on Orchard Road offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property is ideal for those seeking ample room for family and guests alike. The 0.36 acre garden surround the house and the annex offers ancillary accommodation. In addition planning permission has been granted for a substantial two storey extension and carport.

The house is approached via electric gates over a sweeping gravel driveway with ample parking and boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your lifestyle. Whether you envision a cosy family lounge, a formal dining area, or a vibrant playroom, these rooms offer the flexibility to create the perfect environment for relaxation and entertainment.

In addition to the spacious living areas, the property features three bathrooms, ensuring convenience for all residents. This thoughtful layout is particularly beneficial for larger families or those who enjoy hosting visitors.

Set in a desirable location, this home is surrounded by the natural beauty of Hurst, while still being conveniently close to local amenities and transport links. The combination of a peaceful neighbourhood and easy access to Wokingham and Twyford, with its selection of shops including Waitrose and the mainline station on the Elizabeth line, makes this property an attractive option for anyone looking to settle in this lovely part of Berkshire.

In summary, this detached house on Orchard Road is a remarkable opportunity for those in search of a spacious and versatile family home. With its five bedrooms, three reception rooms, and three bathrooms, it promises a comfortable and enjoyable living experience.

Do not miss the chance to make this delightful property your own.

EPC rating D  
Council tax G  
Freehold



#### Playroom

A bright dual-aspect room featuring a large bay window, an abundance of natural light, and double doors leading into the sitting room.

#### Sitting room

Accessed from the hallway, this bright dual-aspect room features a large bay window with built-in seating, a charming exposed brick fireplace, and double doors opening out to the garden.

#### Kitchen/Breakfast room

A fabulous, generously sized space filled with natural light, featuring a large island, Aga, integrated dishwasher, and space for a fridge/freezer. The room benefits from dual-aspect windows and a spacious walk-in larder cupboard, with double doors from the dining/family area opening onto the patio and garden.

#### Utility room

Accessed from the kitchen with additional storage, an extra sink and space for washing machine and dryer. Door to access the garden.

#### Cloakroom

Located just off the entrance hall, high level cistern with wash hand basin.

#### Bedroom 1 and ensuite

A well-proportioned principal bedroom featuring dual-aspect windows, wooden flooring, and floor-to-ceiling fitted wardrobes. The room is complemented by a half-tiled en-suite comprising a shower, wash hand basin with storage beneath, and WC.

#### Bedroom 2

A further dual aspect double bedroom with plenty of natural light.

#### Bedroom 3 and Bathroom

Occupying the second floor, with a spacious landing and useful eaves storage, this level offers a further dual-aspect double bedroom. The bathroom features a large shower set within the eaves, along with a WC and wash hand basin.

#### Bedroom 4

A further dual-aspect double bedroom featuring fitted wardrobes.

#### Bedroom 5

The smallest bedroom at the rear of the house, but also perfect as an office.

#### Family Bathroom

A fully tiled bathroom with wash hand basin with storage under, WC, heated towell rail, bath and shower.

#### Annex

A separate annexe comprising a large dual-aspect double bedroom with fitted storage. The ground floor offers a versatile gym or living space, along with a bathroom featuring a shower, wash hand basin, and WC. A garage provides additional storage.



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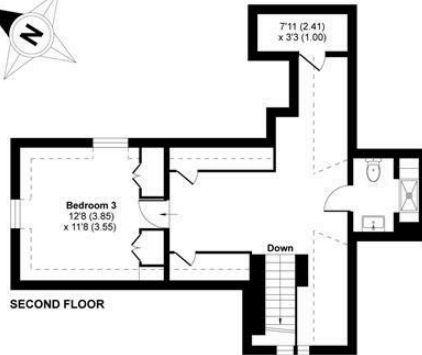


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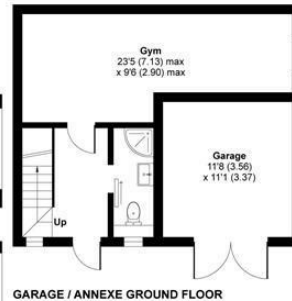
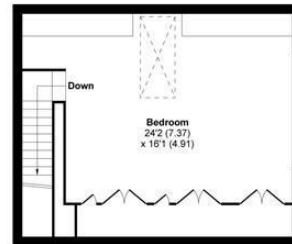
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## Orchard Road, Hurst, Reading, RG10



Approximate Area = 2356 sq ft / 218.8 sq m  
 Limited Use Area(s) = 125 sq ft / 11.6 sq m  
 Annexe = 775 sq ft / 71.9 sq m  
 Garage = 135 sq ft / 12.5 sq m  
 Total = 3391 sq ft / 314.8 sq m  
 For identification only - Not to scale

Denotes restricted  
head height



# The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.