



Winkworth

for every step...



**PINCENTS LANE, READING, BERKSHIRE, RG31 4UQ
OFFERS IN EXCESS OF £1,250,000 FREEHOLD**

**A SUBSTANTIAL PERIOD RESIDENCE WITH
APPROXIMATELY 3 ACRES OF LAND**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

Set on a quiet lane behind electric gates in an elevated position with far reaching views over the West Berkshire Countryside is this fabulous substantial family home. Set on a plot of over 3 acres the property offers over 4000 sq. ft. (370m²) of living accommodation. The porch opens into an opulent entrance hall with a feature fireplace and a sweeping staircase leading to the mezzanine landing. The entrance hall gives access to a 25ft. triple aspect drawing room, which leads into a formal dining room with overlooking the gardens and doors leading out to the terrace. There is living, study, laundry and generous orangery overlooking the grounds. A wonderful kitchen/breakfast room merging traditional country features, including an AGA with contemporary features such as the superb central island with Granite work surfaces, integrated NEFF oven and gas hob. The grand first floor can be accessed via two staircases and boasts five bedrooms and a dressing room. The Principle bedroom has triple aspect windows, a dressing area and luxurious en-suite bathroom. There are two further bathrooms offering 'Jack-and-Jill' access for the remaining bedrooms. There is further living accommodation above the large double garage. The grounds include formal gardens, a gated gravel driveway, stables, a tack room and extensive paddocks perfect for equestrian pursuits. This unique family home is conveniently located close to a host of local amenities and transport links. Theale with its train station with direct links to London Paddington in 37 minutes is within walking distance, the M4 at Junction 12 is also a short drive. There are plenty of leisure facilities close by too including, Calcot Golf Course, deemed one of Reading's best, Burghfield Sailing Club, many fishing lakes and a 24 hour gym within an easy walk. Local schooling is also excellent with Bradfield College, Pangbourne College and St. Andrews being just some of the notable local schools. Contact Winkworth to arrange your viewing of this superb period home.

AT A GLANCE

- 5/6 Bedroom Period Home
- Over 4000 sq. ft. (m² of living accommodation)
- Over 3 Acres of Grounds
- Stables, Garaging, Tack Room and Paddocks
- Double Garage with Offices Above
- Electric Gates and Extensive Driveway
- Elevated Position with Far Reaching Views
- Excellent Access to Amenities and Transport Links



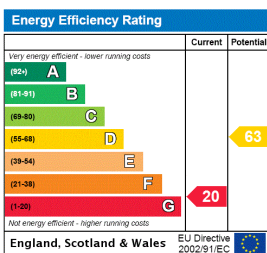




 <p>Floor -1 Building 1</p>	 <p>Ground Floor Building 1</p>	<p>Approximate total area⁽¹⁾ 5612.41 ft² 521.41 m²</p> <p>Reduced headroom 283.41 ft² 26.33 m²</p>
 <p>Floor 1 Building 1</p>	 <p>Ground Floor Building 2</p>	
 <p>Ground Floor Building 3</p>	 <p>Ground Floor Building 4</p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band: H



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