



BRUNSWICK HILL, BERKSHIRE, RG1 7YT
OIEO £800,000 FREEHOLD

A SUPERB CHARACTERFUL FIVE BEDROOM DETACHED VICTORIAN TOWN HOUSE WITH A SELF-CONTAINED ANNEX

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

Winkworth

for every step...

winkworth.co.uk



Winkworth
for every step...

DESCRIPTION:

Brunswick House is a fabulous characterful Victorian detached town house with a self-contained one bed annex in this convenient setting. A short walk to Reading West Train Station and within easy reach of the town centre with its shops, bars and restaurants and Reading Station with its direct links to London Paddington in under 25 minutes. The property offers flexible living accommodation over four floors. The house is entered at front via solid oak Victorian door with stained glass windows into an inviting and spacious entrance hall. Off the hallway there is a delightful dual aspect living and dining room separated by an alcove. This wonderful space, perfect for entertaining and family living, boasts high ceilings, intricate coving and ceiling roses as well as two ornate feature fireplaces. The front room is a formal lounge with floor to ceiling glass doors letting in an abundance of light and opening on to a balcony. The dining area to the rear of the house overlooks the garden and boasts a delightful curved floor to ceiling bay window creating a bright interior. A shallow set of stairs lead to the modern dual aspect kitchen/breakfast room with an island for casual dining and cooking. There is a wc on this floor and also access to the rear of the house and the self-contained one bedroom annex in the basement. The annex has its own kitchen, living room, bedroom and shower room and as well as having internal access is also accessible from the rear garden. The rear garden has lawn, a patio area and a summerhouse. Heading upstairs via a staircase outlined by an ornate Victorian handrail with wrought iron spindles the first landing gives access to two double bedrooms and a WC. The staircase turns and leads to the top floor where there are two further double bedrooms, the rear overlooking the garden from a curved floor to ceiling window and a family bathroom. The property further benefits from off road driveway parking to the front. This unique home is, in our opinion, one of the finest homes in the local area. Offering the new owner a spacious home full of character in a great location ideal for a commuter with a young family, the annex would benefit an extended family or someone with older children requiring their own living space.

AT A GLANCE

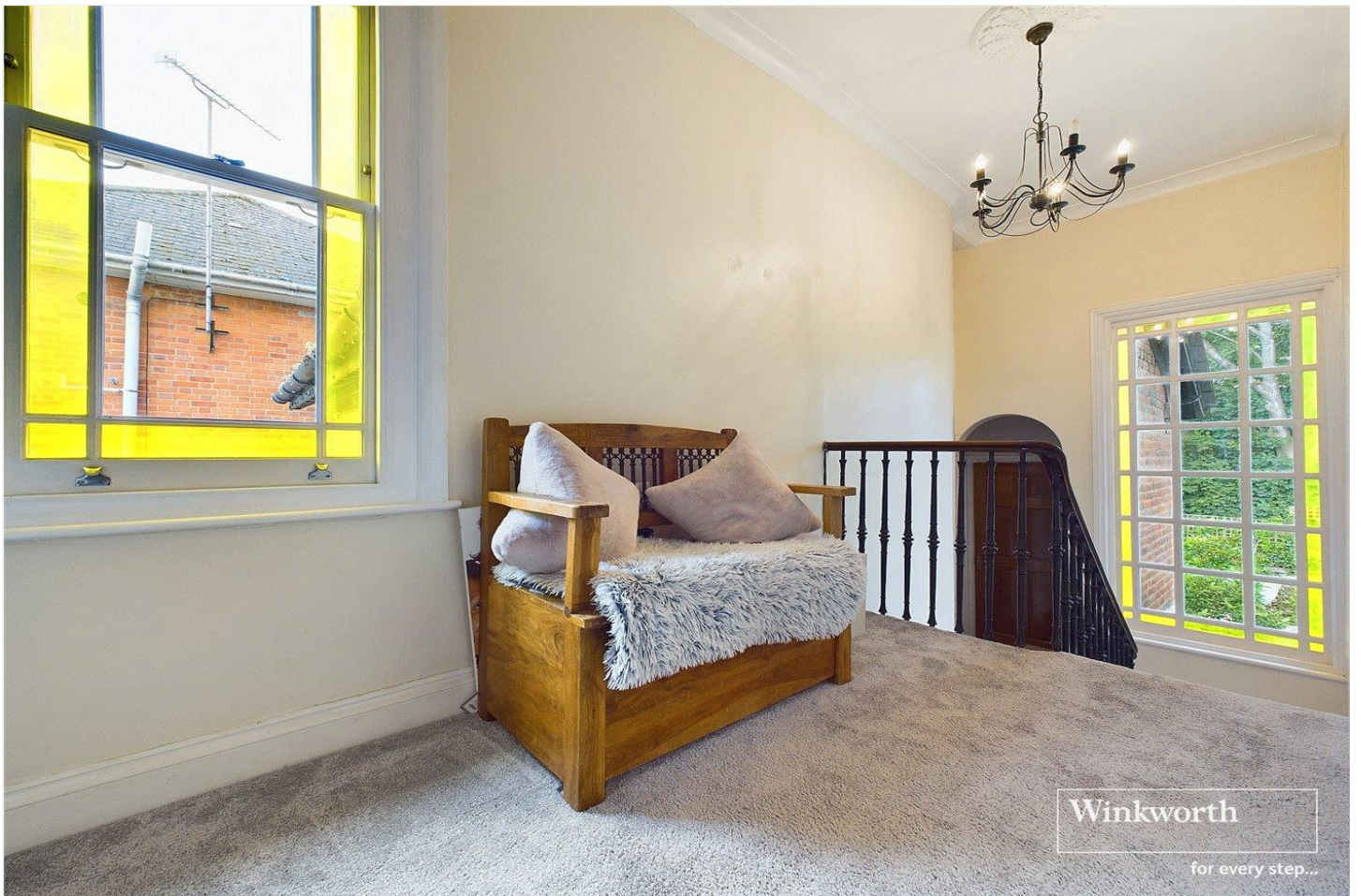
- A Five Bedroom Victorian Town House
- Self-Contained One Bedroom Annex
- Edge of Town Centre Setting
- Dual Aspect Lounge and Dining Room
- Delightful Fitted Kitchen/Diner
- Family Bathroom, Two Cloakrooms and Shower room
- Private Rear Garden
- Driveway Parking
- Period Features Throughout



Winkworth
for every step...



Winkworth
for every step...





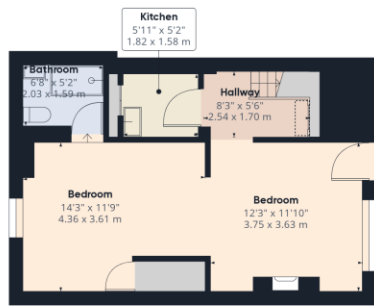
Winkworth
for every step...



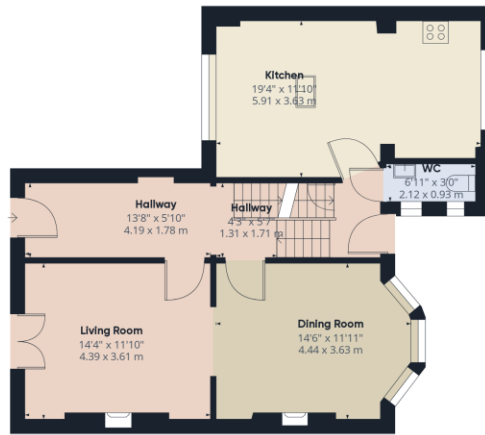
Winkworth
for every step...



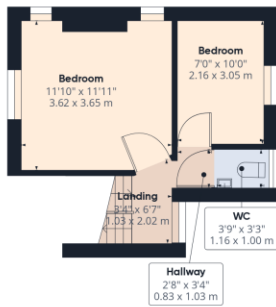
Winkworth
for every step...



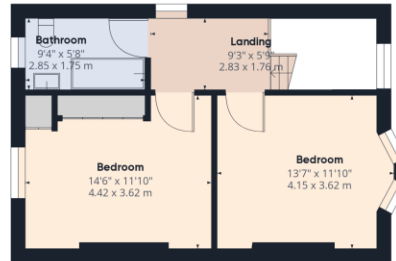
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾
1858.7 ft²
172.68 m²

Reduced headroom
3.61 ft²
0.34 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.