



New Lane Hill, Tilehurst, Reading, RG30 4JN

£1,300,000

Walmsley



## New Lane Hill, Tilehurst, Reading, RG30 4JN

An exceptional six-bedroom detached family residence, brimming with character and charm, nestled along the prestigious New Lane Hill. This distinguished home is thought to have originally served as the dower house for the historic Calcot Park estate and stands adjacent to the Routh Lane Conservation Area. Overlooking Tilehurst's ancient parish church, it is situated in the historic hamlet of Church End. The living room is a particular highlight, showcasing intricate ceiling cornices, high skirtings, a full-length sash window, a captivating leaded light bay window, and elegant French doors that open onto the sweeping gardens. The remaining living space is equally impressive, featuring an inviting entrance hall with a walk-in storage cupboard, a cloakroom, a formal dining room, a spacious kitchen/breakfast room, and a study that can also serve as a generous family room, with French doors leading to the garden. Upstairs, six first-floor bedrooms are accompanied by two family bathrooms and an additional shower room.

A charming enclosed cloister with terracotta flooring provides further access to the front, as well as covered entry to twin garages, a sizable storage area, and a staircase to two usable storage rooms with windows that overlook both the front and rear gardens. These spaces offer significant potential for conversion, subject to the usual permissions.

Outside, the property enjoys an impressive frontage with ample driveway parking, a private front garden, and a pathway leading to an expansive, mature rear garden with beautifully stocked borders.

EPC - D

Tax Band - G

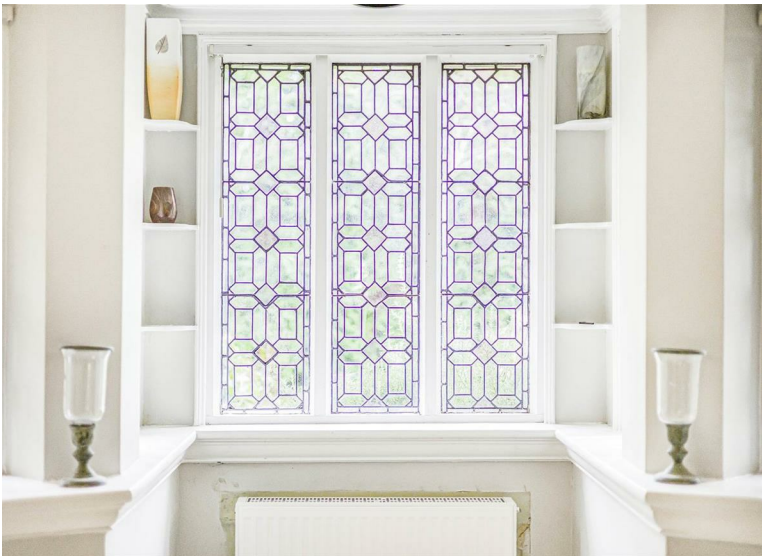
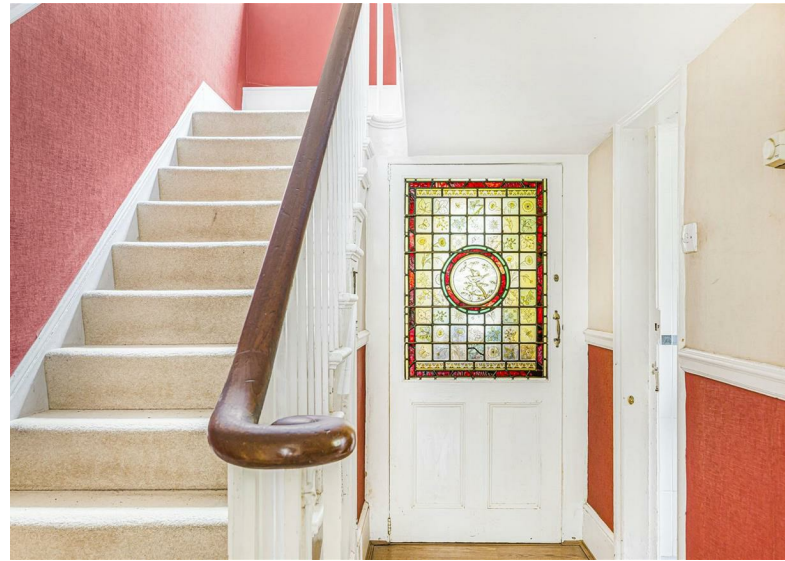
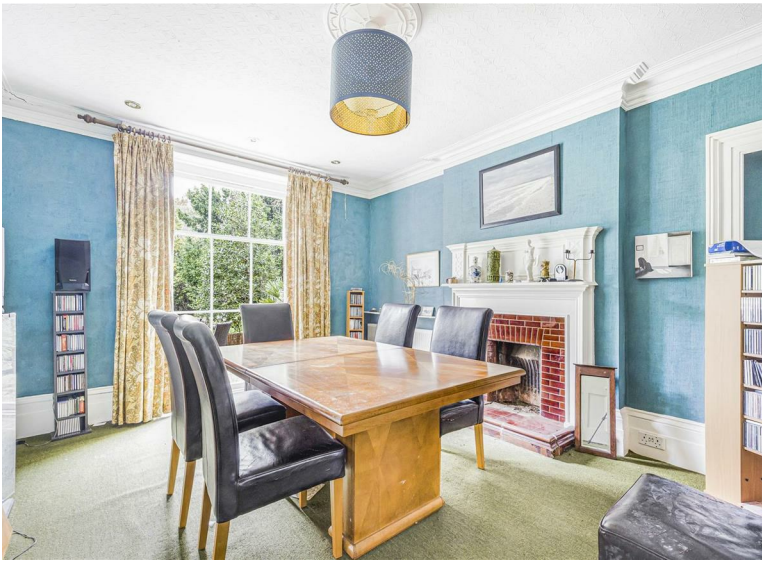
Material Information:

<https://moverly.com/sale/9Yo5QvsL3RYAelyXuzh5aV/view>

## Tenure - Freehold







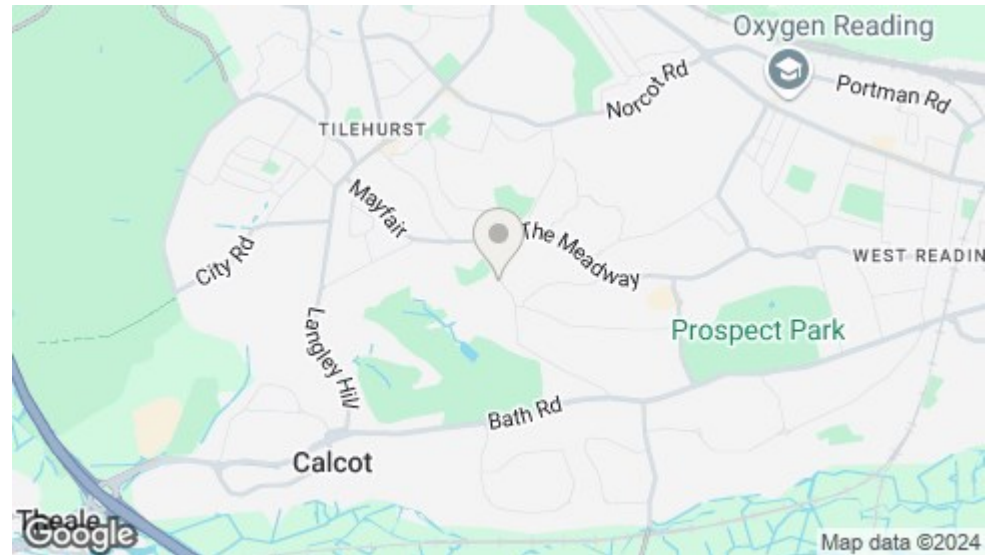
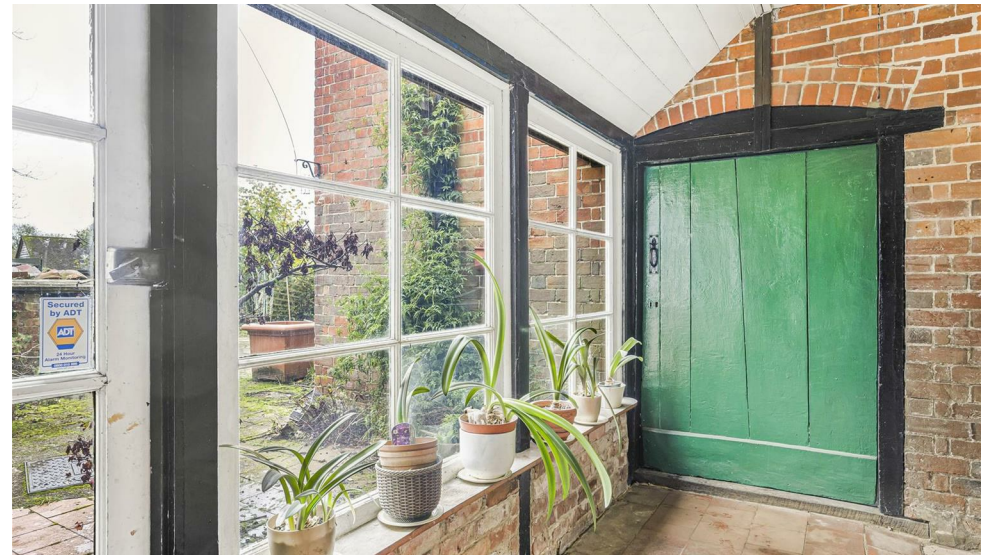
- Character detached home
- Three reception rooms
- Six bedrooms
- Three bathrooms
- Double garage
- Attractive grounds
- Majority of Rooms Have TV and Wired Internet Points











Approximate Gross Internal Area 4087 sq ft - 380 sq m

Ground Floor Area 2492 sq ft - 232 sq m

First Floor Area 1595 sq ft - 148 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [enquiries@walmsley.co.uk](mailto:enquiries@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

