



Abbey Gardens, Upper Woolhampton

Reading, Berkshire, RG7

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Entrance Hall | 4 Bedrooms | 3 Bathrooms (2 ensuite) | Bedroom 4/Study | Open Plan Kitchen | Utility Room
| Sitting/Dining Room | Communal Grounds | Under Ground Parking Space | 1937 sq.ft.

Guide Price £625,000 Leasehold

Description

The property forms part of the former Douai Abbey School and was converted by Bewley in 2003. This first floor apartment is beautifully presented and is light and spacious with character features. The reception hall has space for coats and shoes and leads to the main hallway. Double doors from the hallway extend into an impressive sitting/dining room which offers space for a dining table. The kitchen/breakfast room is fully appointed with a range of oak wall and floor units with granite work tops, stone flooring and integral appliances including dishwasher, washing machine, double oven, fridge/freezer and coffee machine. The adjoining utility room makes for a useful space. The master bedroom benefits from an ensuite bathroom with separate shower, there are three further bedrooms, one of which is being used as a study/fourth bedroom. The family bathroom completes the apartment. This delightful apartment benefits from views over the landscaped gardens and countryside beyond.

Outside

The property is approached via a courtyard garden through a solid oak door and up a stone staircase to the first floor. The communal grounds on this development are maintained to a very high standard and are beautifully landscaped with many mature shrubs, hedgerows and trees. There is a part time concierge/estate manager on site providing a personal service and supervising the maintenance of the buildings and grounds. The property has one underground car

parking space.

Location

The property is located approximately halfway between the thriving commercial centres of Newbury and Reading which both provide excellent shopping, leisure and night life. The village of Woolhampton has several pubs, local shops and there is mainline railway link to both Theale and Reading both offering fast direct services to London Paddington. In addition there are tennis courts across from Abbey Gardens which are available to use by arrangement along with a cricket pitch and pavilion.

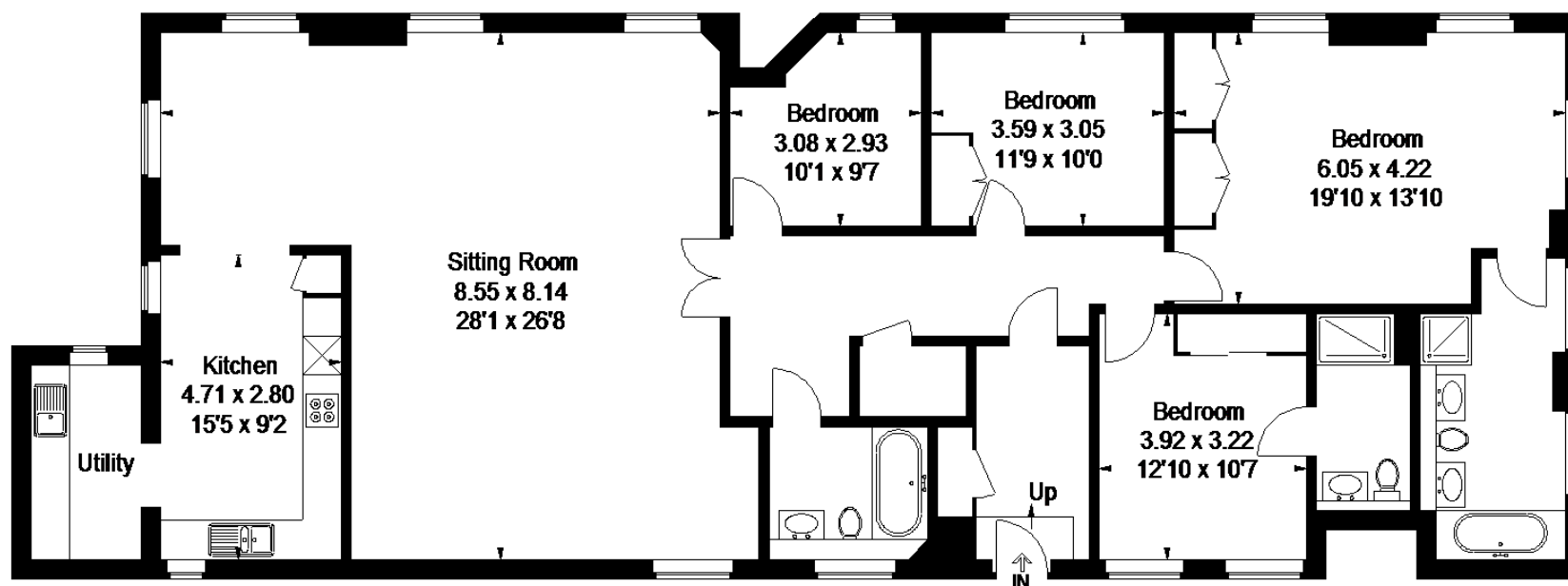
Additional Information

Services: Mains Water and Electricity, Private Drainage.
Tenure: The lease is currently 999 years from 2006. The service charge is £3000 a year this includes garden and internal cleaning of communal areas. Pets are allowed.
CT Band : F £2207.80 15/16



Upper Woolhampton, Reading

Approximate Gross Internal Area
180 sq m / 1937 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

