



## 4 Abbey Gardens

Upper Woolhampton, Reading, RG7 5TZ

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by  
4 Abbey Gardens

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### *Stunning Grade II Listed 3 Bedroom House Conversion*

#### Summary of Accommodation

Entrance Hall | Kitchen/Breakfast Room | Sitting Room  
Downstairs WC | Master Bedroom Ensuite | Two Further Bedrooms | Family Bathroom

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#### Description

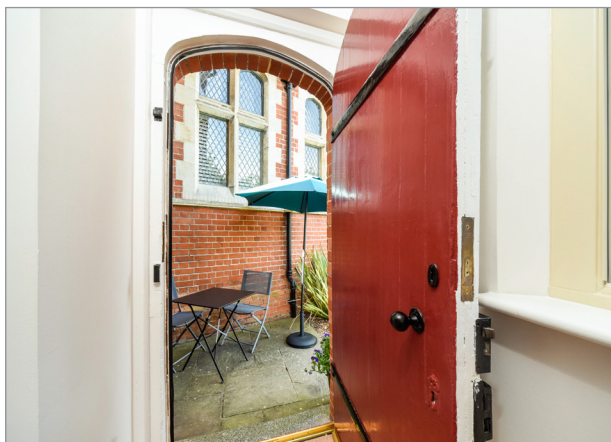
We are pleased to offer a stunning, newly decorated three bedroom cottage set in a wonderful location. Abbey Gardens was originally the Douai Abbey School and was sympathetically converted by Bewley Homes in 2003. This cottage still retains a wealth of period features whilst offering all the mod cons. With the use of neutral colours, carpets and beautiful tiled flooring, the property makes the most of the high ceilings, big period windows with energy saving secondary glazing throughout plus well proportioned rooms to create a lovely light property. On the ground floor, off a good size entrance hall there is a pretty and functional kitchen/breakfast room with a range of oak wall and floor units with granite work tops, stone flooring and integral appliances. There is also a large and bright reception room with an under-stairs cupboard and a separate entrance leading to a private patio. There is also a good size WC on this floor. Upstairs there is a large master bedroom with fitted wardrobes and a well appointed en suite shower room. Further to this there are two more double bedrooms each with high ceilings and big windows meaning this floor is flooded with light, along side the bedrooms is a large family bathroom. This property benefits from having 2 parking spaces, one immediately outside the property for easy access and a second space in the secure underground parking area which also includes a secure storage cage for private use of the property as well as a large bike store. Additionally there is a fully boarded loft space with access via an integral loft ladder providing ample storage.

#### Outside

On approaching this property you have your own separate grassed lawn area to the front of the cottage and a private patio to the side of the property. 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.

### Situation

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 Theale and Reading both offering fast direct services to London Paddington. In addition to this, there are tennis courts across from Abbey Gardens as well as cricket and football pitches and a new pavilion (which has a fully licensed bar and is approximately

a 5 minute walk from the property – and is proving to be a relaxing and enjoyable place).

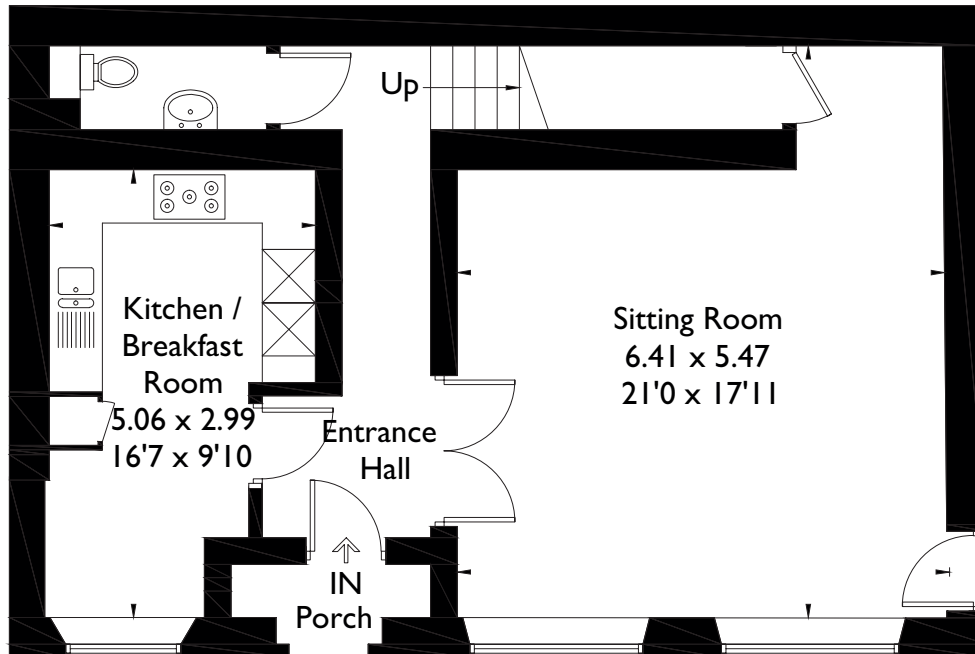
### Services

Services: Mains water, electricity and drainage.  
Lease start date: 3rd October 2010 - 999 years (994 years remaining)

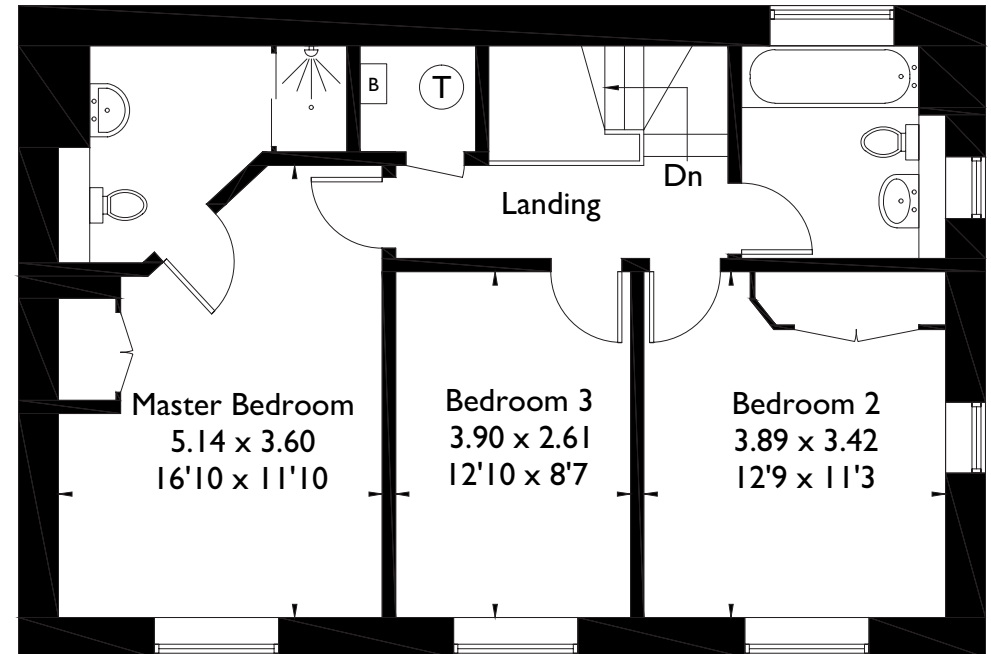
### Directions

Proceed out of Newbury on the A4 in the direction of Reading, continue through Thatcham on the A4 into the village of Woolhampton. Turn left onto Woolhampton Hill and continue up the hill, passing the Elstree School on your right. Continue for approximately ½ mile and Abbey Gardens can be found in front on you.

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft



Ground Floor



First Floor

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For clarification, we wish to inform prospective purchasers that we have prepared these sale 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.