



Coach House, Sulhamstead, Berkshire

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Coach House, Sulhamstead, Berkshire, RG7 4BE

An attractive, detached period home which has been extended with an additional converted three bedroom property.

Theale 1.0 miles, Theale mainline station 1.0 miles, M4 (Jct 12) 1.9 miles, Reading town centre 5.5 miles, Heathrow Airport 32 miles

Drawing room | Study | Dining room | Kitchen dining room | Utility | Cloakroom | 3 Bedrooms Family bathroom | Shower room | 3 Bedroom additional property | Double garage | Home office | Garden EPC rating E

The property

Coach House is a handsome detached, period home with elegant, character features, arranged over two floors and accessed via private electric gates. The property has been extended and improved by the current owners.

Downstairs are three main reception rooms with two equally sized, front facing rooms, one which currently operates as a dining room and the other a drawing room with a log burning stove. The third, whilst currently a study has flexibility to be a family/television snug. The kitchen is an especially impressive room having been recently upgraded so that it now contains a feature central island with breakfast bar, stylish, two tone, shaker units, integrated appliances and a gas hob as well as space for a sofa and bi-fold doors to the garden. A more recent extension created space for a spacious utility room with an external door. The central hallway has a smart, historic front entrance and a practical rear entrance for general everyday access from the driveway.

Upstairs are three good-sized double bedrooms,

which all benefit from built-in storage. These are served by two bathrooms, one with a shower and the other a bath-tub with an overhead shower. There is potential to change one to become an en-suite for the principal bedroom if desired. New double glazed sash windows were installed in the property in 2022. Planning consent is in place to convert the loft space of the property providing a larger principal bedroom and en-suite adding additional bedroom accommodation.

The detached, former coach house, has been renovated to a high standard and is now a well-designed, three-bedroom property providing excellent additional accommodation. It includes a nearly 300 sq ft, smart and stylish, open plan kitchen and living area, with three upstairs bedrooms and two bathrooms.

Outside

The wrap around garden is laid mostly to lawn and has the ability to be partitioned if necessary to provide some independent outside space to the additional property. The mature garden contains specimen trees, well-planted beds, established borders for privacy, paved seating areas, a green house and a raised pond. There is a two bay, detached garage, a garden studio with power, a long gravel driveway providing parking for numerous vehicles and electric gates.

Location

The property is bordered by woods on one side and sits amongst a number of picturesque lakes, that can be easily accessed for walks. Sulhamstead has a village pub, with other shops and facilities in nearby Theale as well as Pangbourne a little further beyond. Theale's mainline station offers services to London Paddington, either direct or via Reading. There are several schools nearby, including the outstanding-rated Theale C.E. Primary School and independent options include Bradfield College, St. Andrews, The Oratory, Elstree and Pangbourne College. Junction 12 of the M4 for Reading and London access is a 5 min drive





Coach House, Sulhamstead
Main House internal area 2,027 sq ft (188 sq m)
Garage internal area 388 sq ft (36 sq m)
Home Office internal area 65 sq ft (6 sq m)
Annexe internal area 765 sq ft (71 sq m)
Total internal area 3,245 sq ft (302 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words///sake.bands.wipes brings you to the property's driveway

General

Local Authority: West Berkshire Council

Services: Mains electricity and water. Private drainage. Oil-fired central heating. LPG gas supply. We understand that the private drainage at this property may not comply with relevant regulations. Further information is being sought.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,649,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Pangbourne

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