



Chatwood, Lockram Lane, Wokefield, Reading, RG7 3AS



A striking Victorian country house with separate annexe and office set within extensive grounds of approx. 1.58 acres with rural views and tennis court.

- Approx 4227 sq ft including annexe, office and double garage
- Beautiful stonework surrounds the windows and various stained-glass features adorn the porch and entrance hall
- Cloak room
- Drawing room with open fireplace
- Kitchen/Breakfast room
- Amdega conservatory
- Family room
- Study
- Utility
- Master bedroom with en suite
- 4 further bedrooms
- Family bathroom
- Detached double garage
- Annexe with kitchen, sitting room and bathroom
- Office
- Tennis Court
- In all approx. 1.58 acres



Situation

- Chatwood stands on a country lane on the edge of woodland. Mortimer village is about 2 miles away and has an excellent range of local facilities including a post office, village shops, pubs and a primary school. It also has a train station serving London Paddington within the hour.
- Several Independent schools are within easy reach including Daneshill (6.5 miles) and Wellington College (15 miles).

- Reading offers a more comprehensive range of amenities including a mainline station offering fast services to London Paddington, Reading and Oxford.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.

Services

- Oil fired central heating. Mains water and electricity. Private drainage.
- Broadband provider currently BT. Gigaclear ultra-fast fibre broadband should be available from April 2018.
- Council tax – Band F 2017/2018 £2,359.89
- EPC is available upon request
- Local authority: West Berkshire. Telephone 01635 551111

Directions

- Sat Nav for RG7 3AS.

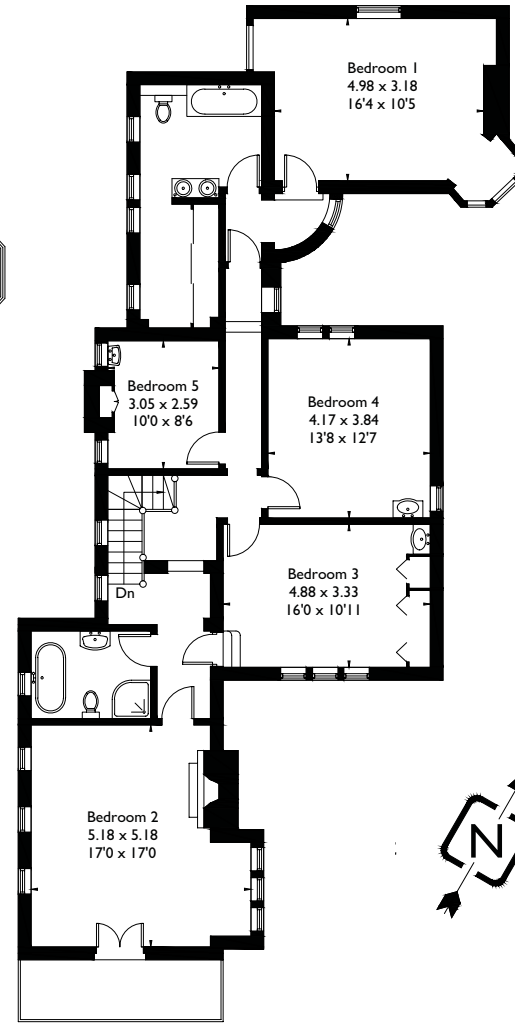




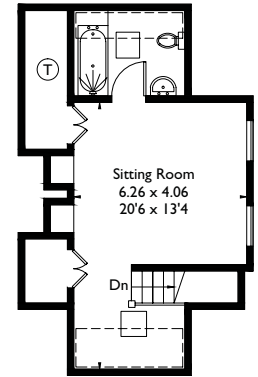
Approximate Gross Internal Area = 312.6 sq m / 3365 sq ft
 Annexe = 80 sq m / 862 sq ft (Including Garage)
 Total = 392.6 sq m / 4227 sq ft



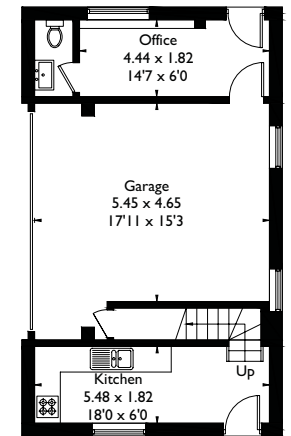
Ground Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.