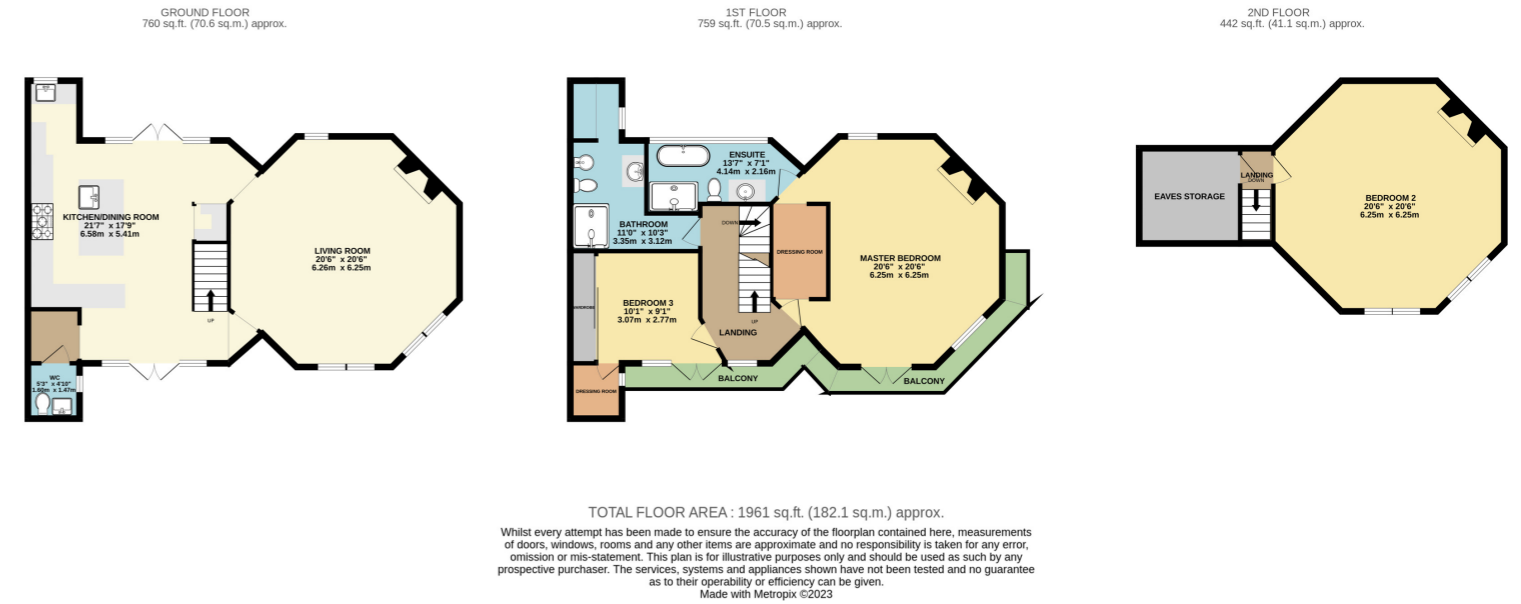


Fields View House, The Brookmill, Reading.

£800,000 Share of Freehold

Arins Tilehurst - Offered to the market is this beautiful, three double bedroom riverside town house. The property has been fully refurbished over the course of 2022 to such a standard that it was recently featured in the Reading Chronicle. It is located in the highly sought after Coley Park Farm development and benefits from long stretching views of open fields and the Holybrook. The property is within walking distance of Reading town centre, providing access to the Oracle shopping centre, Reading Central Train Station plus various other shops and amenities, while having excellent access to junction 11 of the M4 motorway. Further accommodation includes a living room, a kitchen dining room, a downstairs wc, a family bathroom, and an ensuite to the master bedroom. Other features include a wrap around balcony, allocated parking, a single garage, beautifully maintained communal gardens, gas central heating, an Automist fire suppression system, and double glazed windows throughout.

- Fully Refurbished By Interior Designer
- Bespoke Kitchen/Dining Room
- Three Double Bedrooms
- Ensuite To Master Bedroom
- Views Overlooking The Holybrook & Open Fields
- Wrap Around Balcony
- Allocated Parking & Garage
- Close to Town Centre



Property Description

Ground Floor

Kitchen Dining Room

17' 9" x 21' 7" (5.41m x 6.58m) Two front aspect double glazed windows, three rear aspect double glazed windows, French doors at front and rear of property, Tom Sutherland bespoke fitted kitchen, range of base and eye level units, Cookmaster range style oven with 5 point gas hob and extractor hood, central island with breakfast bar, two single bowl sinks, wine fridge, space for fridge freezer, space for dishwasher, two double radiators, boiler, partly tiled floor and walls, Automist fire extinguisher.

Living Room

20' 6" x 20' 6" (6.25m x 6.25m) Four front aspect double glazed windows, rear aspect double glazed window, feature fire place with log burner, TV point, two double radiators, Automist fire extinguisher.

WC

5' 3" x 4' 10" (1.60m x 1.47m) Side aspect double glazed window, low level wc, wash basin with vanity unit, partly tiled walls.

First Floor

Landing

Front aspect double glazed window, single radiator, access to family bathroom, master bedroom and bedroom three.

Master Bedroom

20' 6" x 20' 6" (6.25m x 6.25m) Front aspect French doors leading to balcony, front aspect double glazed window, rear aspect double glazed window, access to en-suite, feature fire place, dressing room, double radiator, TV point.

En-Suite

13' 7" x 7' 1" (4.14m x 2.16m) Four rear aspect double glazed windows, wash basin with vanity unit, low level wc, corner shower cubicle, freestanding bath, heated towel rail, shaving point, partly tiled walls.

Bedroom Three

9' 1" x 10' 1" (2.77m x 3.07m) Front aspect double glazed window, French doors leading to balcony, built in wardrobe, double radiator, dressing room.

Family Bathroom

11' 0" x 10' 3" (3.35m x 3.12m) Side aspect double glazed window, shower cubicle, low level wc, bidet, wash basin, space for washing machine, extractor fan, heated towel rail, partly tiled walls.

Second Floor

Bedroom Two

20' 6" x 20' 6" (6.25m x 6.25m) Four front aspect double glazed windows, approx. 19ft ceiling height, feature fire place with log burner, double radiator.

Eaves Storage

9' 1" x 11' 0" (2.77m x 3.35m)

Outside

Parking

One allocated parking space, single garage in block nearby.

Garden

Beautifully maintained communal gardens that are maintained weekly through the service charge. There is also access to sprawling meadows over the bridge less than a minute walk from the property.

Lease Information

Term - 150 years from 24th June 1986.
Service Charge - £604.27 per year.
Ground Rent - £0.00

Reading Chronicle Article

<https://www.readingchronicle.co.uk/news/23251763.inside-readings-unique-bespoke-home-800-000/>

Council Tax Band

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