

# Hamptons

INTERNATIONAL



## Knowl Hill Common, Reading, RG10

5  3  4 

OFFERS IN EXCESS OF

**£1,400,000**

**(£1,400,000)**

## Property details

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### Key features

- Five bedroom detached home with
- Three bathrooms (two en-suite)
- Three reception rooms
- Two home office/hobby rooms
- Kitchen/breakfast room opening to
- Extensive driveway parking and del
- Outdoor kitchen and entertaining a
- Total of approx. 3669 sq.ft. (incl. g

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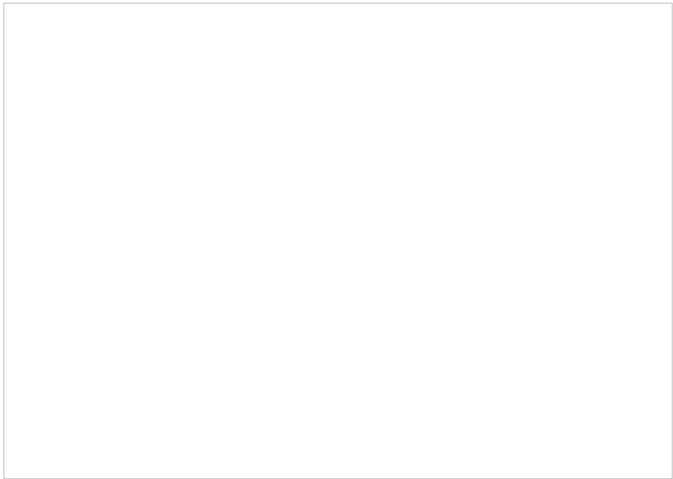
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## Description

Situated on Knowl Hill Common, this five-bedroom detached home occupies a private plot of approximately one third of an acre and offers flexible accommodation ideally suited to family living, entertaining and home working whilst enjoying countryside views. This well-maintained family home has been owned by the current occupiers for over 26 years and has been thoughtfully arranged to support both everyday living and social occasions. The layout provides generous and versatile accommodation throughout. A recessed porch within the wisteria-clad front of the home leads into a central hallway giving access to all principal rooms. To the front of the property, a formal dining room links to a study and cloakroom, creating an ideal environment for working from home with a degree of separation from family life, and has excellent natural light. The sitting room features a wood burner and front aspect views and flows through to a cinema and garden room, forming a welcoming and sociable space for entertaining. This connects directly to the kitchen/breakfast room, which provides ample storage and a range style cooker/oven. A separate utility room gives further practicality with space for appliances, a sink and a second cloakroom. Centrally positioned within the house is an additional office or hobby room, further enhancing the flexibility of the accommodation. On the first floor are four bedrooms, including one with an en suite, together with a family bathroom fitted with a shower over the bath. The generous landing provides an additional area to relax and read. The second floor is dedicated to the principal bedroom suite, which benefits from a walk-in wardrobe and an en suite bathroom featuring both a bath and a shower. There is extensive eves storage. Outside Occupying a plot of approximately one third of an acre, the property is approached via a gated driveway providing parking for numerous vehicles, alongside a double garage. Mature hedging and planting create an attractive and private frontage. The rear garden has been designed with entertaining in mind and includes a covered outdoor kitchen fitted with a barbecue, fridge and large wood-fired pizza oven. Multiple IP-rated electrical points allow for music and television, enhancing the space for social gatherings. A paved terrace leads onto a raised deck and lawn bordered by mature trees and hedging, providing a secluded and well-established garden setting. Situation Knowl Hill Common is a sought-after semi-rural location positioned just off the A4 between Reading and Maidenhead. The surrounding countryside offers far-reaching views, along with a network of footpaths, bridleways and cycle routes connecting neighbouring villages. The village enjoys a strong sense of community with a primary school, church, convenience stores, hotel and public house. Bus services provide access to local secondary schools in both the state and independent sectors. Shopping and amenities can be found in nearby Twyford, Maidenhead and Reading. Rail services from Maidenhead and Twyford offer convenient commuter links with direct mainline services into London Paddington and beyond into the West End, City and Canary Wharf via the Elizabeth Line. The M4 (J 8/9) is approximately 4.5 miles away, with Heathrow Airport around 17 miles distant. Castle Royle Golf, Spa, Health and Fitness Club is located nearby, offering members access to a wide range of leisure facilities. Property Ref Number: HAM-62590















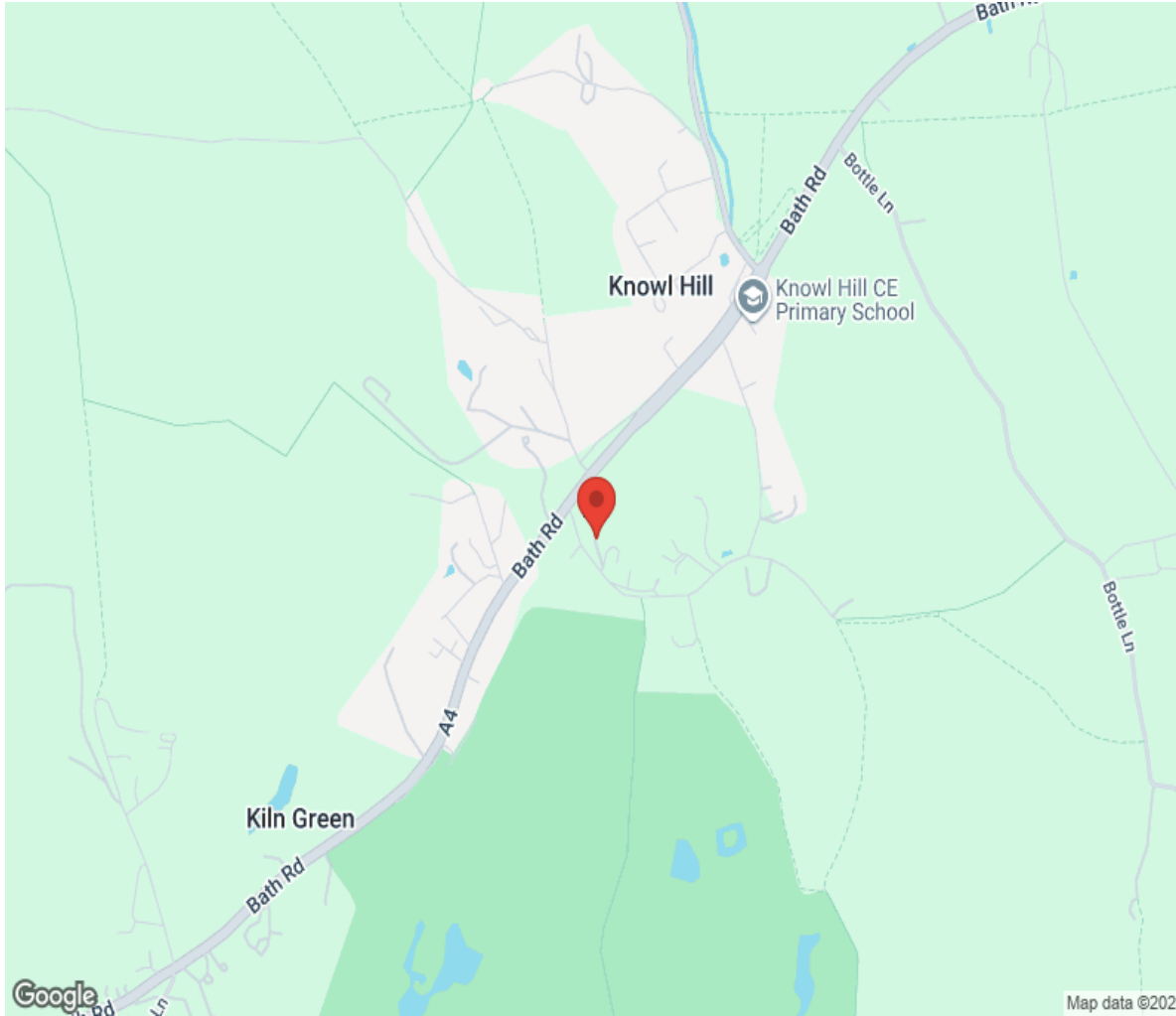
# Floor plan

(Including Eaves / Excluding Sheds)



# Location

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