



Eastlake Waltham Road,
Ruscombe, Reading, RG10 0HB
Price guide £2,500,000



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Waltham Road, Ruscombe

Introducing Eastlake, an exquisite property boasting meticulous attention to detail and timeless charm. Nestled behind a gated entrance and framed by a circular gravel driveway, this distinguished residence is situated on approximately 1.54 acres of meticulously landscaped grounds. The expansive garden showcases a lush lawn, mature trees, and vibrant shrubbery, creating a serene outdoor oasis.

At the heart of the property lies a full-size heated swimming pool complemented by a pool house featuring indulgent amenities such as a sauna and steam room. Additional parking is provided by a treble garage and a supplementary double garage with an annex above, complete with a fully equipped kitchen, inviting living space, bedroom and bathroom.

Further enhancing the allure of this estate is a separate building housing a gym with bi-fold doors offering picturesque countryside views, alongside a convenient storage room.

Nestled within the picturesque village of Ruscombe in Berkshire, this property offers idyllic surroundings and scenic countryside walks. Nearby Twyford village provides access to a mainline station serving Reading and London Paddington, with the convenience of the Elizabeth Line.

Originally dating back approximately 500 years, the cottage has been thoughtfully modernized and expanded to create a breathtaking four bedroom detached home. Four reception rooms, including a magnificent cinema room, offer versatile spaces for relaxation and entertainment.

Ascending the beautiful oak staircase, the first floor reveals three bedrooms and a bathroom, while a separate oak staircase leads to the luxurious master suite, complete with a dressing room and bathroom.

Equipped with a comprehensive security system, including internal alarms, sensors, and a Rako lighting system throughout. Additionally, solar panels adorn the annex and garage enhancing the property's eco-friendly credentials.

Eastlake epitomizes character, sophistication, and opulence.



Entrance hall

An inviting entrance boasting two spacious double cupboards for coats and shoes, granting access to the cloakroom, additional reception rooms and doors leading out to the patio.

Kitchen / dining room

This expansive 31-foot kitchen/breakfast area in Eastlake is meticulously crafted for both practicality and visual appeal. Flooded with natural light from dual aspects, this culinary haven features a spacious design, highlighted by a generously sized island and plenty of space for a ten-seater dining table. It comes equipped with high-end appliances, including an integrated dishwasher, fridge/freezer, oven, AGA, and hob, facilitating seamless meal preparation and culinary endeavors. Abundant storage ensures a clutter-free space, perfect for effortless entertaining.

Family room

A stunning space adjacent to the kitchen, featuring a door leading out to the patio. This exquisite handcrafted room includes a bar area and offers dual aspect views, bathing the space in ample natural light.

Dining room

An impeccably designed room adorned with luxurious silk wallpaper, meticulously crafted curtains, and elegant radiator covers. Ideal for entertaining, this room boasts abundant natural light from its dual aspect windows. Patio doors provide seamless access to the patio and garden, enhancing the space's allure.

Living room

The historic core of the cottage brims with charm. This room features a cozy log burner and an open fire on each side, evoking a warm ambiance. The side door, once the front entrance, adds to the room's quaint appeal. An oak staircase ascends to three bedrooms, completing the rustic elegance of the space.

Cloakroom

Located just off the entrance hall with WC and wash hand basin.

Master Bedroom

With its soaring ceilings, this splendid room provides picturesque views of the countryside. Handcrafted built-in cupboards include a TV nestled within the unit, enhancing the room's appeal.

Dressing room

Featuring lofty ceilings, this generously sized open room comes equipped with built-in fitted wardrobes and ample space to accommodate a dressing table and additional furniture.

Bathroom to master bedroom

A fully tiled four piece bathroom complete with a sizable shower, WC, wash hand basin, and a luxurious bathtub, offering the perfect chance to unwind and enjoy some TV while soaking.

Cinema room

Ascend the spiral staircase to enter a stunning 20-foot space ideal for enjoying your evening movie. Equipped with electric blinds, a projector, and sound system all controlled by a high-end system, this room offers an immersive entertainment experience. Additionally, it provides a cozy setting for playing games, ensuring endless enjoyment.

Bedroom 2

A double bedroom located in the authentic section of the cottage, featuring floor-to-ceiling fitted wardrobes.

Bedroom 3

A double bedroom situated in the historic section of the cottage, offering ample space and abundant natural light.

Bedroom 4

A charmingly carpeted single bedroom with fitted wardrobes and beautiful oak beams, brimming with character.

Annex

Located above the double garage, this fantastic area offers additional living space complete with a kitchen area, living room, bedroom, and a bathroom equipped with a shower, WC, and wash hand basin.

Gym

Constructed in 2015, this space boasts bi-fold doors that open up to picturesque countryside views. It houses a top-of-the-line gym, featuring air conditioning, weights, and exercise machines, all meticulously maintained and regularly serviced.



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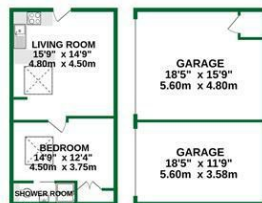
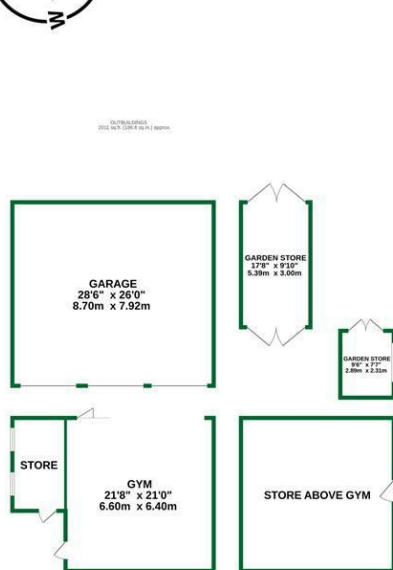
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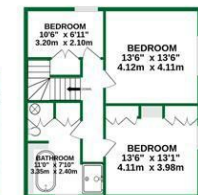
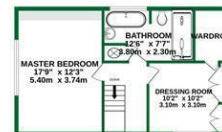
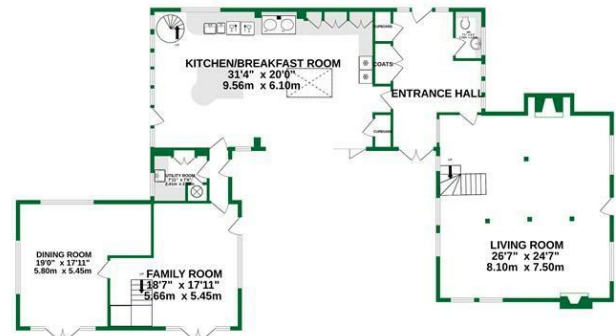
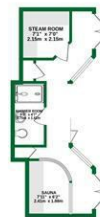
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SWIMMING POOL ROOM
(2024, 14.5' x 26.0' (4.4' x 7.92m)) approx.



TOTAL FLOOR AREA : 6886 sq.ft. (639.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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