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Chestnuts Bath Road,  
Knowl Hill, Reading, RG10 9UZ  
**Price guide £1,395,000**

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## Bath Road, Knowl Hill

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Wentworth Estate Agents have pleasure in offering to the market a stunning, well maintained detached family house. Located in Knowl Hill, with exceptional views of the golf course and surrounded by beautiful walks within the countryside of Knowl Hill, Warren Row and Crazies Hill. The property benefits with an exceptional amount of living accommodation and a beautiful landscaped garden with summer house and covered seating area.

Within easy access to Twyford village where there is a mainline train station to London Paddington and the Elizabeth Line. Shopping amenities include Waitrose and Tesco Express. Within a few minutes walk is Castle Royle golf and health club, an opportunity to enjoy all aspects of healthy living. The property is within catchment for Knowl Hill primary school, Crazies Hill primary school and Piggott senior school, with convenient access to the M4 and A329M.

The garden is south east facing, laid to lawn with plenty of shrubbery and features within the garden. At the rear corner is a summer house with power and a seating area to enjoy the evening sun. There is a further covered area with outside heaters to enjoy the stunning view, surrounded by mature plants. On the side of the house is a courtyard, a further area to enjoy with access to the garage and the front of the house.

To the front there is a block paved driveway with electric wooden gates and a pedestrian gate, plenty of parking for numerous cars and a detached double garage with electric doors.

The property is immaculate throughout and has been up-dated by the current owners offering an exceptional and exquisite house to call home.



### Hallway

On entering the house, there is a lovely warm and welcoming feeling, engineered wood flooring, a large tall cupboard for coats and shoes, alarm system and storage under the stairs. The hallway leads to the reception rooms and stairs to the first floor.

### Living room

A large front to back 22ft living room with engineered wood flooring, patio doors to the garden and a large stone fireplace with gas fired log burner with remote control.

### Dining room

Accessed from the hallway at the rear of the property with stunning double doors into the dining room benefitting with views of the garden and opening into the living room. Plenty of space for a 10 seater table.

### Study

At the front, a great size room perfect for a desk and storage with tiled flooring and large window with plenty of light.

### Cloakroom

Half tiled cloakroom with large hand wash basin with storage under and a cabinet above with further storage, WC and radiator.

### Kitchen / Family room

An exceptional room at the back of the house, a fantastic entertaining space, the hub of the house with views to enjoy and cherish. Tiled floor, under floor heating, plenty of eye and base level units, corian worktops, breakfast bar with space for five stools, integrated dishwasher, two ovens, warming drawer and integrated fridge and freezer. The kitchen opens up into the family room with dual aspect and bifolds to the garden, a lovely large window, high ceilings and plenty of light coming through.

### Utility room

Off from the kitchen with eye and base level shaker style doors, corian worktop, butler sink, space for washing machine and dryer and a further fridge or freezer. The room has been set out perfectly to organise the washing with a side window for extra light.

### Master bedroom and dressing room

A stunning 14ft master bedroom at the rear with views of the golf course to enjoy and side lighting on the wall on either side of the bed. Through to a large dressing room with floor to ceiling fitted wardrobes, dressing table and window seat with further storage under and eaves storage.

### Ensuite

A four piece white suite comprising of bath, shower, WC and wash hand basin with storage under. Fully tiled bathroom with towel rail, mirror and down lighting.

### Bedroom 2

A double bedroom with large window with views of the golf course and fitted wardrobes.

### Bedroom 3

A further double bedroom at the front of the property, with fitted wardrobes.

### Bedroom 4

At the rear of the property, a further double with fitted wardrobes and the extra benefit of a beautiful view.

### Family Bathroom

Half tiled four piece bathroom comprising of shower, bidet, large wash hand basin with storage under and WC. A bathroom cabinet above the wash basin with further storage, towel rail, under floor heating, down lighting and further lighting on the side.



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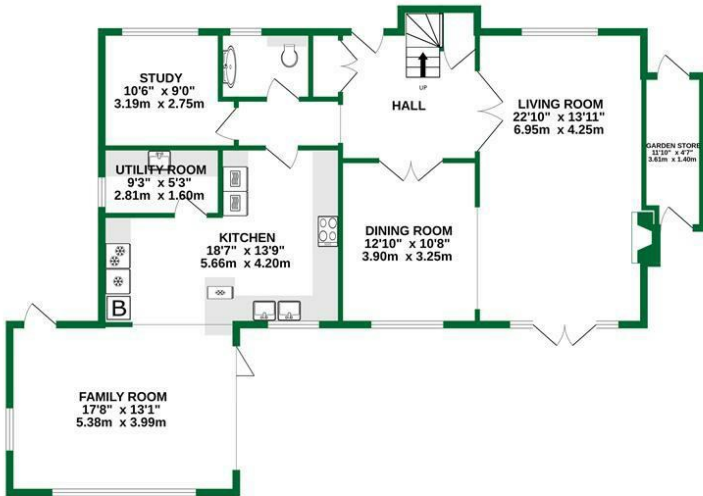
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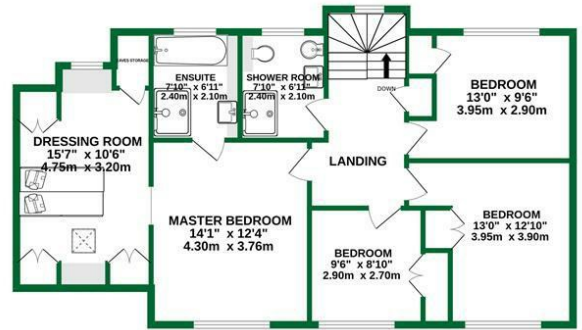
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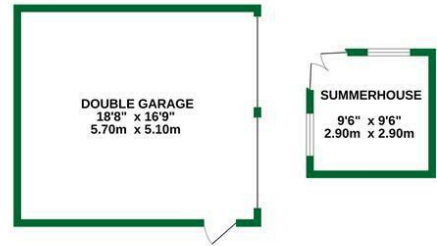
GROUND FLOOR  
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



OUTBUILDINGS  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 2597 sq.ft. (241.3 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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# The Estate Agent People Recommend



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