



Oak House, Tutts Clump, Reading, Berkshire

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# Oak House, Tutts Clump, Reading, Berkshire RG7 6JU

A handsome detached family home with an impressive garden, in a peaceful village setting

Bradfield 2.0 miles, Theale mainline station 4.7 miles, M4 (Jct 12) 5.0 miles, Reading town centre 9.0 miles

Reception hall | Drawing room | Family room  
Office | Family area | Dining area | Kitchen  
Utility | 2 Cloakrooms | Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms, 3 en suite, 2 with dressing rooms  
Dressing room | Family bathroom | Double garage | Sheds | Garden | EPC rating D

## The property

Oak House is a substantial detached family home with almost 4,000 square feet of attractive accommodation arranged over two floors. The double-fronted house has handsome red brick elevations, while inside there is a wealth of beautifully presented, flexible living space with a high-quality finish, including wooden parquet flooring throughout the ground floor.

The heart of the home is the open-plan kitchen, dining area and sitting area, which has bi-fold doors opening onto the garden and a skylight overhead, welcoming plenty of natural light. The kitchen itself has bespoke wooden units and a stainless steel range cooker. There is also a separate 25ft drawing room, with a woodburning stove, which runs from the front to the rear of the property, plus an office and a comfortable family room.

The first floor has four generous, well-presented double bedrooms accessed via two separate staircases. Each of the first floor bedrooms is en suite, including the principal bedroom with its luxury en suite bathroom. Three of the first floor bedrooms also have their own dressing rooms with built-in storage. The second floor is home to a further double bedroom, a family bathroom and an additional dressing room, which could be used as an extra bedroom or a home study if required.

## Outside

The house is set in a beautiful garden which back onto open fields. At the front, gates open onto a gravel driveway with plenty of parking space for several vehicles, while there is also an integrated garage with further parking and storage space. The front garden has an area of lawn and well-maintained box hedging while to the rear, the sunny west-facing garden has a generous expanse of level lawn, border hedgerow, trees and well-stocked flowerbeds. There is also an area of paved terracing for alfresco dining and a further terrace shaded by a gazebo.

## Location

The property is located on the edge of the small village of Tutts Clump, close to Bradfield and nine miles west of the bustling town of Reading. The village is surrounded by the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty, while nearby, Bradfield provides a variety of everyday amenities, including a village store, a local pub, a primary school and Bradfield College, an independent secondary school. Reading provides for any additional requirements, including a choice of large supermarkets and leisure facilities, while the town is an excellent shopping destination. The nearest railway station is at Theale, 4.5 miles away, which offers services to London Paddington via Reading, while the M4 is just five miles away.





Oak House, TuttsClump, Reading  
 Main House internal area 3,864 sq ft (359 sq m)  
 Garage internal area 508 sq ft (47 sq m)  
 Sheds internal area 141 sq ft (13 sq m)  
 Total internal area 4,513 sq ft (419 sq m)



### Directions

RG7 6JU

What3words:///fonts.array.potential

### General

**Local Authority:** West Berkshire Council  
**Services:** Mains electricity, water & drainage.

LPG gas central heating.

**Mobile and Broadband checker:** <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G **Tenure:** Freehold

**Guide Price:** £1,700,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

### Newbury

55 Northbrook Street, RG14 1AN

**01635 521707**

[newbury@struttandparker.com](mailto:newbury@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)

[@struttandparker](https://twitter.com/struttandparker)

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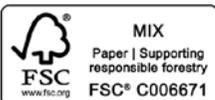


The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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