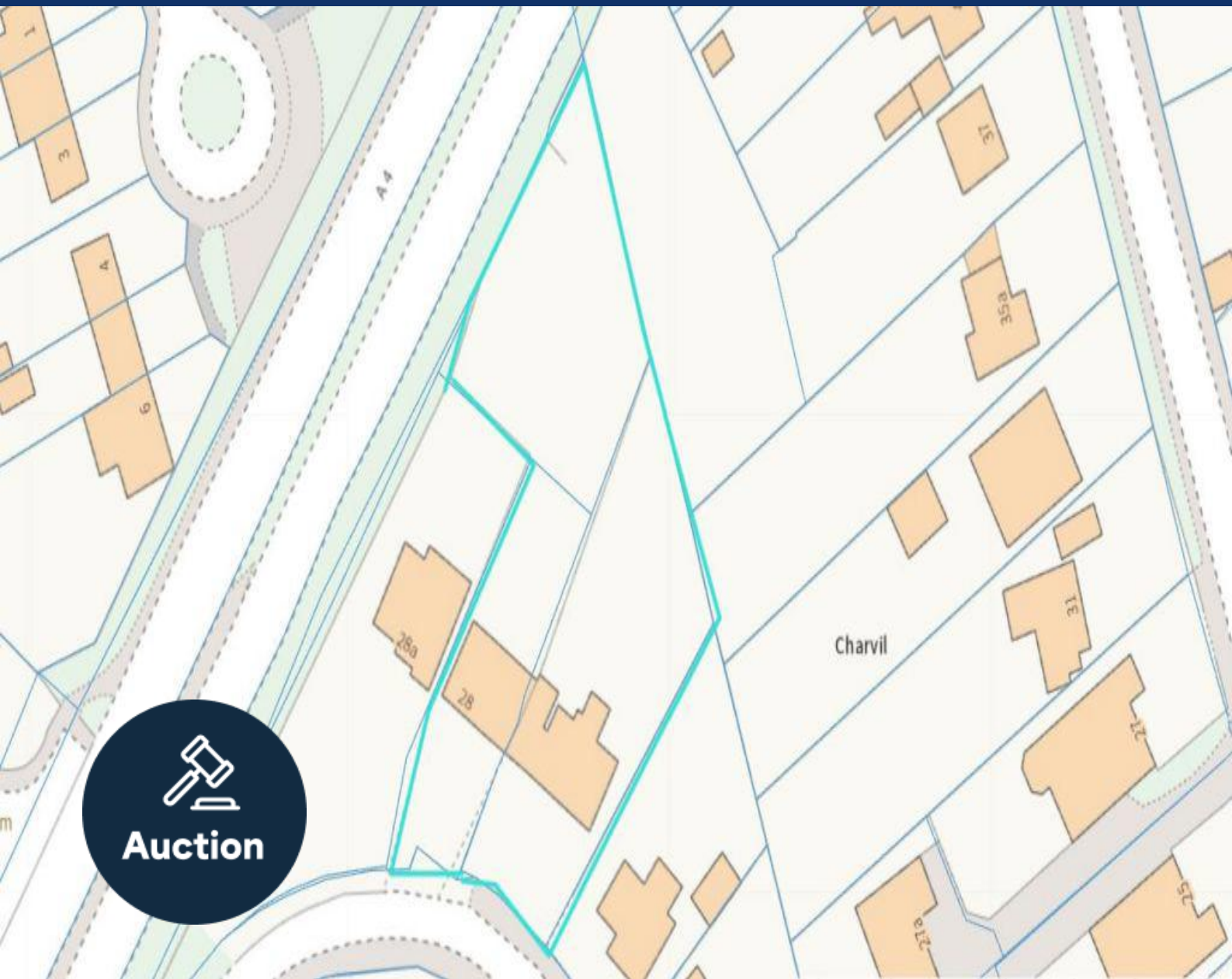




Residential Portfolio in RG10

Strathmore Drive, Charvil, Reading,
Berkshire, RG10 9QT

£1,530,000 Starting Bid

Tenure

Freehold

Driveway parking

Property features

- ✓ Two substantial detached family homes included in the sale
- ✓ Potential for approx. 2-4 dwellings, subject to planning approval
- ✓ Excellent access to Twyford, Reading and London transport
- ✓ Additional land to the rear offering development potential (STP)

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

A rare residential development opportunity in the heart of Charvil, offering two substantial detached family homes together with additional land to the rear, providing significant potential for further development subject to planning permission.

An exceptional opportunity to acquire two linked detached family homes, situated on a generous and well-positioned plot in one of Charvil's most desirable residential roads. The property is further enhanced by additional land to the rear, offering clear development potential subject to the necessary planning consents, with scope for approximately 2 to 4 dwellings (STP), depending on scheme design and approval.

Located in the highly sought-after village of Charvil, the site sits between Sonning and Twyford, approximately five miles east of Reading. The village is surrounded by attractive countryside and offers an excellent quality of life, with nearby riverside walks, a local nature reserve, and a strong selection of outdoor and recreational amenities.

Charvil benefits from a welcoming community atmosphere with local conveniences and traditional public houses, while nearby Twyford provides a wider range of shops, cafés, restaurants, and services. Twyford also offers excellent transport links, including a mainline railway station with fast services to Reading and London Paddington.

The area is particularly popular with families due to its strong educational provision, with the property falling within the catchment for Charvil Primary School and The Piggott School, a highly regarded secondary school with an excellent reputation.

This is a rare opportunity to acquire a substantial residential holding in a prestigious village location, combining immediate value from two existing detached homes with strong long-term development potential to the rear, subject to planning.

Please note we have not inspected this property.

Price: Starting Bid £1,530,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Driveway, Driveway & Garage

Location

Located in the highly sought-after village of Charvil, the site sits between Sonning and Twyford, approximately five miles east of Reading. The village is surrounded by attractive countryside and offers an excellent quality of life, with nearby riverside walks, a local nature reserve, and a strong selection of outdoor and recreational amenities.

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Accommodation

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Tenure

Freehold, title numbers BK17232, BK425698 and BK23783

EPC

26 - Rating D

We currently await a report for number 28.

Council Tax

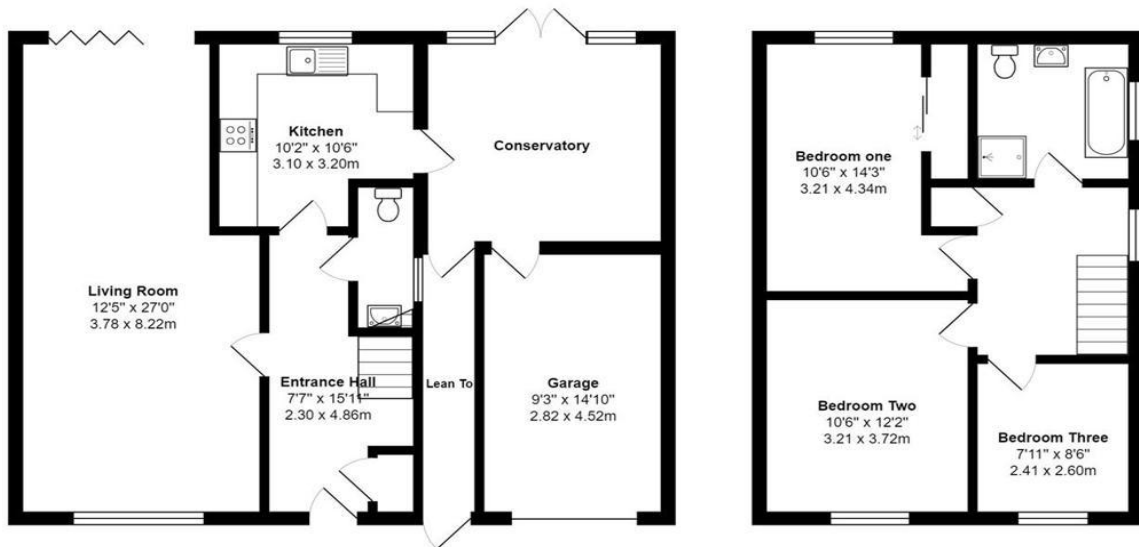
26 - Band F

28 - Band E

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

28, Strathmore Drive, Charvil, RG10 9QT



Total Area: 1414 ft² ... 131.4 m²

All measurements are approximate and for display purposes only

Strathmore Drive, Charvil, Reading, Berkshire, RG10 9QT

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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