

THE MODERN HOUSE



*Berkshire
Sold*

Tilehurst

This spectacular house, with over 3,000 sq ft of internal space, was built to the designs of the architect Peter Huf in 2003. It is situated on a sought-after residential road in the village of Tilehurst, Berkshire and benefits from wonderful landscaped level gardens at the rear. It is a short walk from Tilehurst station, which runs service to London Paddington (via Reading) in under 45 minutes.

The house bears all the hallmarks of a Huf house – most notably floor-to-ceiling glazing throughout that creates a series of light, largely open plan spaces. Huf, based in Germany, have been building houses of this type for a number years now and have an enviable reputation for the quality of their build and design.

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This particular example is arranged over three floors. The ground floor is largely taken up by an amazing open-plan living / dining room with beautiful beech flooring. With views out to the gardens, it is a tranquil and uplifting space. The dining room leads to a kitchen and also on this floor is a study / bedroom 4. Open tread stairs lead up to the first floor on which can be found the master bedroom suite. This incorporates a bathroom and a small balcony overlooking the garden. There are two further bedrooms of equal size on this floor as well as a family bathroom. There is underfloor heating throughout both the ground and first floor.

The lower ground floor is occupied by a large games room, a utility area, store room and an expansive hall that could be used for a number of different purposes such as a home office area or library.

There is a drive and gardens at the front of the house which provides off-street parking for a number of cars. At the rear is an SW-facing garden of good size that the current owners have had landscaped to provide a terrace area beyond which is a large level lawn. At the rear is a small vegetable garden and tree house.

Tilehurst is a small Berkshire village located three miles from Pangbourne and close to larger town of Reading. It has a train station (a short walk from the house) that runs services, via Reading, to London Paddington in under 45 minutes. There is a small shopping centre in Tilehurst and a Waitrose just a mile away. A wider range of shops, restaurants and pubs can be found in Pangbourne, a popular large village on the Thames that provided the inspiration for Kenneth Grahame's *The Wind in the Willows*. Reading is a major hub and provides a wide variety of services and leisure facilities. There is excellent schooling in the area, both state and private. Tilehurst is well located for Heathrow Airport and is close to popular rural areas such as the Chiltern Hills.

*South-East England
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.