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# Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



8 Radstock Lane, Earley, Reading, RG6 5QL – Guide Price £650,000

A truly outstanding opportunity – a classic Cooks detached home in an enviable location, on a large plot and being sold for the first time since new!



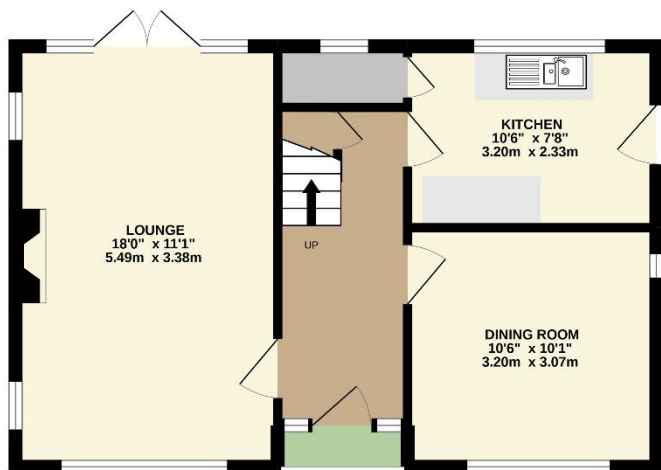


**3 bedrooms, bathroom, separate WC, 2 reception rooms, kitchen with pantry, detached garage, approx. 60ft front garden, approx. 70ft westerly aspect rear garden, double glazing, gas radiator central heating, no onward chain.**

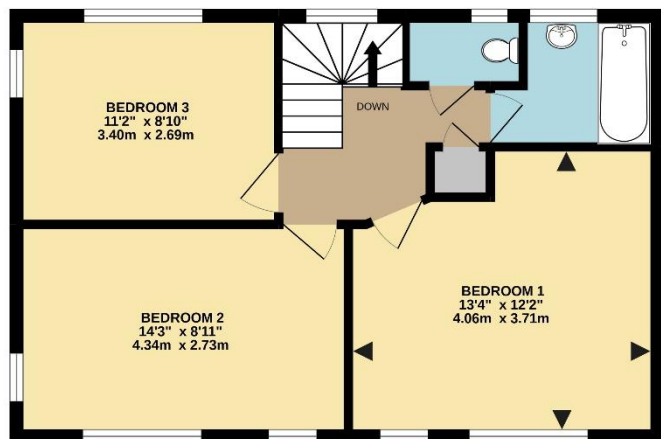




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.  
Made with Metropix ©2022

This is a superb opportunity. A well-proportioned building constructed by Cooks in the 1950s to their Type 104 design, known colloquially as 'The Dolls House' and set within a row of properties of similar calibre, on a no-through road. Many of these properties have been enlarged considerably but this property remains unspoilt by crude extensions and offers the buyer the ability to update and expand to their own specifications, subject of course to any necessary consents.

The property overlooks a spinney to the front and is approached across gardens which have a frontage of about 40ft and a depth of about 60ft. The central hallway of the property provides access to the 2 reception rooms and the kitchen. Upstairs are 3 generous bedrooms, a bathroom and separate WC.

The property is close to Maiden Erlegh Nature Reserve with its lake and wooded walks; and not far from the University campus which can be accessed by foot at the top of Beech Lane. The property lies in the catchment of Whiteknights Primary School and the shared Maiden Erlegh catchment. There are local shops available at The Parade on Silverdale Road with more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley.

Bus services in the area travel past the Royal Berkshire Hospital into Reading town centre where there is a mainline railway station with fast services to Paddington and also services to Waterloo running through Earley railway station. The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London lies about 40 miles and Heathrow airport about 28 miles.

**Estate Agents Note:** We are acting on behalf of the Executors of the Estate. The property is being sold subject to grant of probate, currently expected during August 2022. Written offers are to be received in writing no later than 12 noon Tuesday 7<sup>th</sup> June 2022. The published offer procedure must be followed. The procedure is appended to this brochure.

EER: D61 Council Tax: E Tenure: Freehold

Broadband Availability (according to Ofcom): Ultrafast

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received

**For further information or an appointment to view please contact our Earley branch on: 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)**



16 The Parade  
Silverdale Road  
Earley Reading  
RG6 7NZ  
T: 0118 926 4422  
e@martinpole.co.uk

Associated Offices:  
Wallis House  
27 Broad Street  
Wokingham RG40 1AU  
T: 0118 978 0777  
w@martinpole.co.uk

The Auction House  
Milton Road  
Wokingham  
RG40 1DB  
T: 0118 979 0460  
a@martinpole.co.uk

Fine & Country  
Wallis House  
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### **Procedure for written offers by Informal Tender (Sealed Bids)**

We have been instructed by our client to obtain written offers from any interested parties. We shall follow the procedure recommended by RICS in their Residential Estate Agency Standards. Please read the following points carefully as they form the basis under which we may accept your offer.

- (a) Your best and final offer is to be received in writing no later than 12 noon on Tuesday 7<sup>th</sup> June 2022 in a sealed envelope posted or delivered to Martin & Pole Estate Agents, 16 The Parade, Silverdale Road, Earley, Reading, RG6 7NZ. Please write your name and address on the reverse of the envelope and mark it "8 Radstock Lane". This is to prevent us accidentally opening the letter beforehand and compromising the confidentiality of the proceedings.
- (b) Any conditions on which your offer is made are to be specified.
- (c) Please confirm your solicitor's details.
- (d) Please confirm your financial arrangements and include supporting documentation (e.g., **copies** of mortgage agreements in principle, evidence of deposit or cash funds etc). It is unlikely we will accept an offer without supporting documentation.
- (e) If you are selling a property, please include information about the sale including the estate agent.
- (f) Please confirm whether your offer is subject to survey or not. If it is and your offer is accepted, then the surveyor is to be instructed within 3 working days and the survey is to be carried out within 15 working days of acceptance of your offer.
- (g) If your offer is accepted, we will expect you to exchange contracts within 8 weeks of your solicitor receiving the draft contract from the seller's solicitors or upon your solicitor receiving the grant of probate from the seller's solicitor, whichever is the latter.
- (h) Any offers sent by email or not in a sealed envelope will not be considered and may invalidate any offer that is then received from you in a sealed envelope. This is to prevent a potential breach of confidentiality.

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Partners: D C Auger FRICS, J M Gregory MNAEA



- (i) Only offers of a non-variable nature will be considered.
- (j) If your offer is accepted, you will be required to visit our office with photographic identification and proof of address.
- (k) If your offer is accepted, we will ***not*** accompany visits with contractors for the purposes of obtaining quotations or making plans for future works. This should be done once you have bought the property.
- (l) The vendor reserves the right not to accept the highest, or any, offer made.

### **Data Protection**

The information and any documentation you provide will be held securely and used to discuss your offer with the seller. It shall not be shared with any third party. Any documentation shall be securely destroyed when no longer required (normally at exchange of contracts by the successful buyer). **Therefore, please only send copies of documents, not originals.**

### **Explanatory Note**

Whenever several parties want to buy the same house, we need to follow a procedure that allows each party an equal and fair opportunity and prevents a bidding war. "Sealed bids" is the industry recommended procedure for doing this. The reason we ask you to include financial information within your offer is because we cannot allow a situation to arise where we accept what appears to be the best offer only to discover afterwards that the buyer is not able to proceed.

Grant of probate is currently expected during August 2022. The sellers cannot exchange contracts and complete without grant of probate.

Interested parties are invited to have additional viewings prior to making an offer.