



## Whistley Green Cottage, Hurst, Berkshire, RG10 0EE

A beautifully presented period farmhouse with lovely views across open countryside







## Description

Privately surrounded by its own gardens and with views over open fields, Whistley Green Cottage is a charming period farmhouse. Usefully unlisted, the property is believed to date from the late 17th Century. Divided into two farm workers cottages in Victorian times, the current owners bought one cottage then the other and have re-combined the cottages to create a superb family home. Full of character with period features including exposed timbers, open fireplaces, and with good head height, there are superb contemporary updates including a painted hardwood conservatory, underfloor heating, polished stone floors and a glass balcony along the width of the house. The landscaped gardens frame wonderful views across the adjoining countryside. EPC Rating D.



## Accommodation

- Hardwood and glass storm porch with flagstone floor
- Double size sitting room and snug with inglenook fireplace, opening to
- Amdega conservatory with bi-fold doors to garden, underfloor heating
- Family room with Victorian fireplace, doors to
- Study with built-in storage cupboards and desk, windows overlooking garden
- Dining room with inglenook fireplace, double doors to garden
- Kitchen/breakfast room with range of bespoke wall and floor cabinets, flagstone floor, dishwasher, range cooker, larder fridge and freezer, Silestone worksurfaces, chopping table with microwave
- Utility room with range of cabinets, sink, washing machine and tumble dryer, ceiling dryer
- Cloakroom and side porch



- Master bedroom with built-in wardrobes, doors to balcony, en-suite bathroom with separate shower and bath
- Four further bedrooms, two with doors to balcony
- Two further bathrooms, one en-suite.





## Outside

The gardens of Whistley Green Cottage have been professionally landscaped and have now matured creating a beautiful setting. A long gravel drive passes mature trees and a charming pond, edged with irises and marginal plants. There is a large parking area and a double timber garage. A gate leads to a delightful paved courtyard with a well and tumbling climbers including clematis and jasmine. The back garden is mainly laid to lawn with pop up sprinkler watering system and has a children's timber climbing frame and swing to one side. Edged with flower beds filled with perennial flowers and plants, the garden is securely post and rail fenced from the wheat field beyond. The whole amounts to just over half an acre.



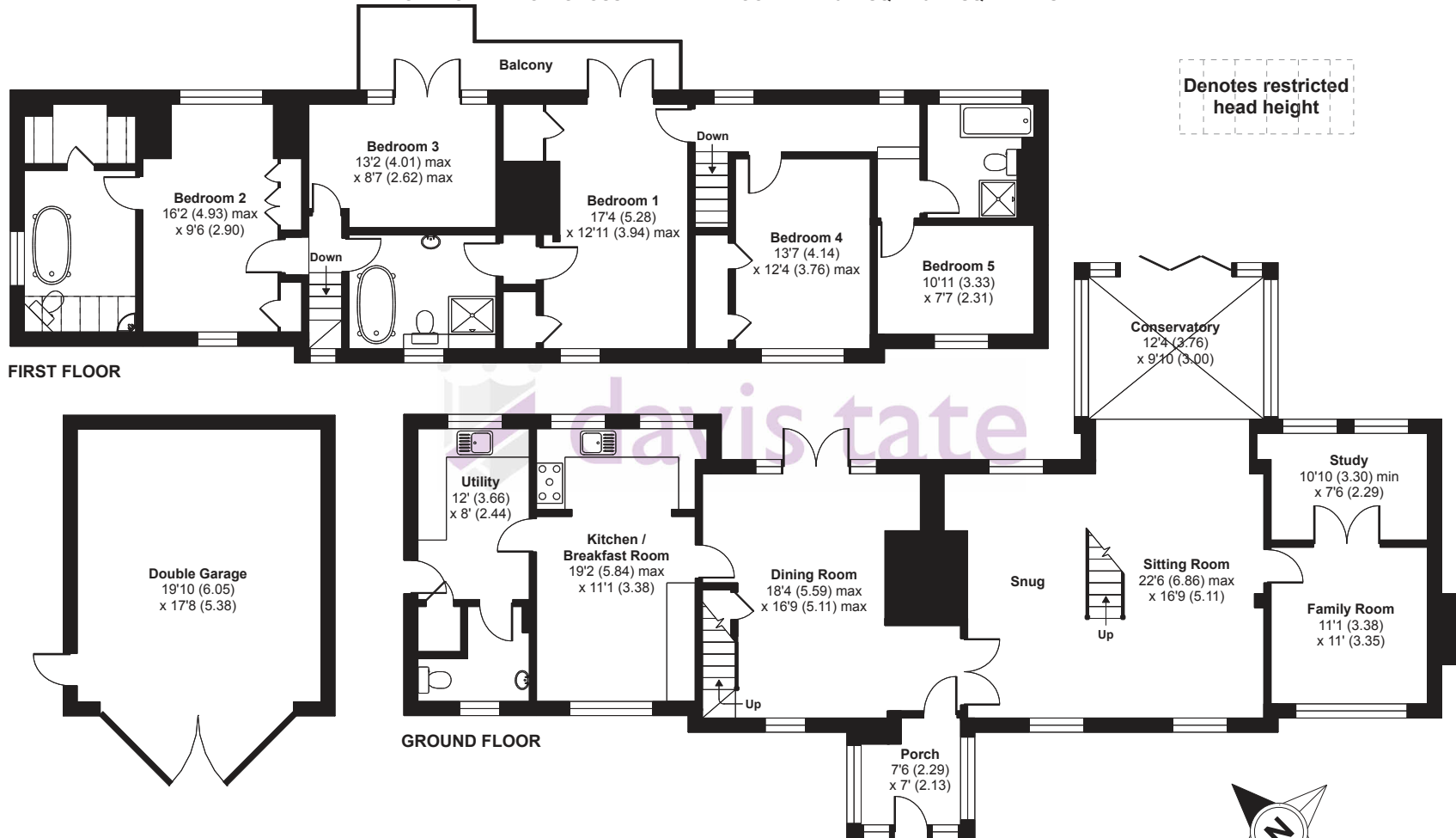
## Location

Whistley Green is a small hamlet on the edge of the village of Hurst which can be traced back to Saxon times. Local shops including a bakers and post office can be found in the village and there are three well-regarded pubs including the Elephant & Castle close by. There are many active clubs and societies in the village and the school fields are the venue for the annual Country Fayre held each year. There is also a Hurst Horticultural Show which takes place in August. Schooling in the area is excellent with a village primary school and easy access to the popular Dolphin School, an independent, preparatory school and nursery. More comprehensive shopping and leisure facilities can be found at nearby Twyford (1.5 miles) which has local shops including a newly refurbished Waitrose and a

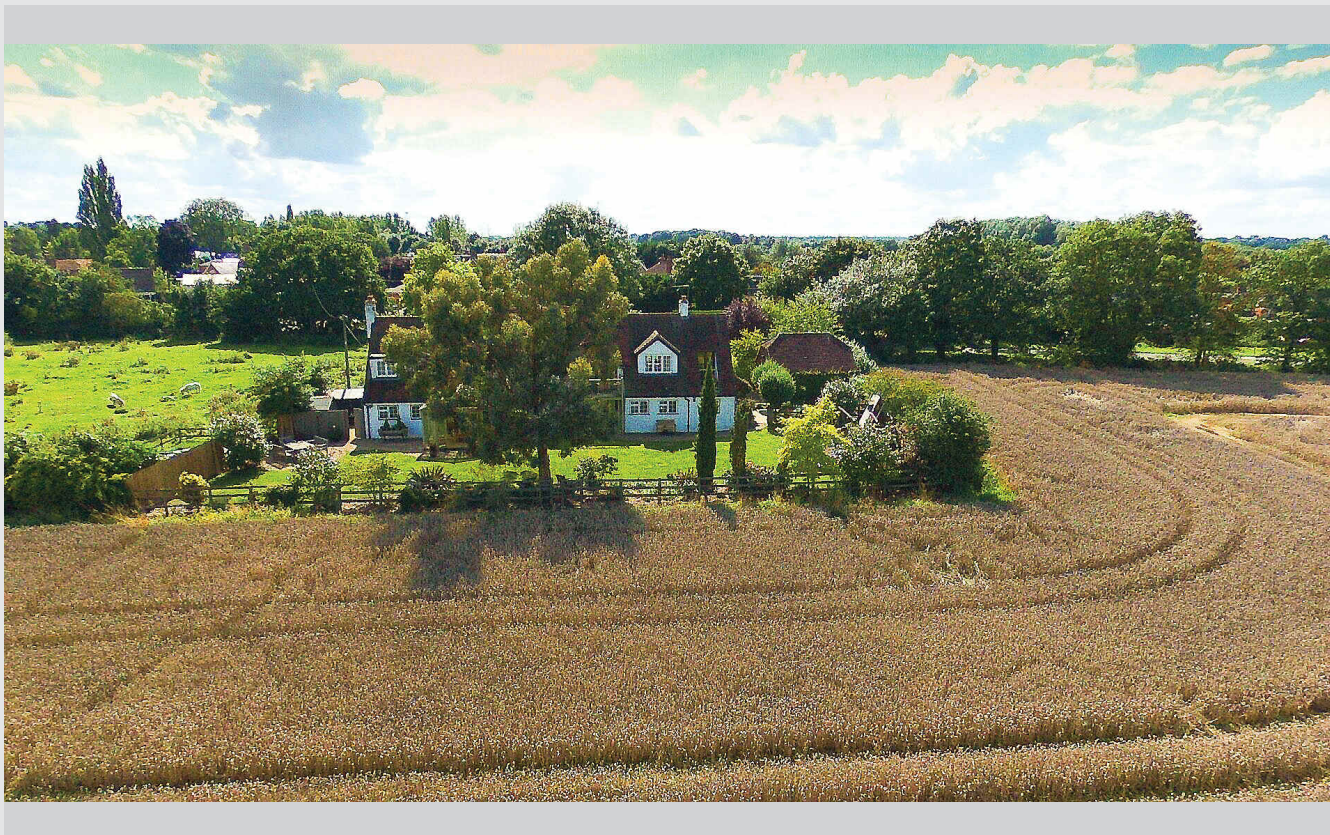


number of restaurants and coffee shops, with Reading (8 miles). Communications are excellent with Twyford Station (1 mile) having fast connections to London (Paddington from 29 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. From J10 (2 miles) at Reading there is access to the M4, M25 and M3 motorway networks and to Heathrow Airport in under 30 miles.

APPROX. GROSS INTERNAL FLOOR AREA 2992 SQ FT 277.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)  
 APPROX. GROSS INTERNAL FLOOR AREA 2645 SQ FT 245.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & GARAGE)  
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 347 SQ FT 32.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## Services

All mains connected. Gas fired central heating. Underfloor heating to entire ground floor except family room and study.

## Local Authority

Wokingham Borough Council, 0118 974 6000.

## Directions

From the centre of Twyford, take the B3018 towards Waltham St Lawrence and take the right turn just after the railway bridge onto the A321 to Hurst. Pass the railway station on the right and continue on this road for just over a mile. Pass the Elephant & Castle pub on the right and the driveway to Whistley Green Cottage will be found on the left, between high hedges. Post code: RG10 0EE.



### Branch Manager

Amy Shields, Manager of the local office for this property. "You'll find our office in the centre of Twyford. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Amy on [0118 934 4433](tel:01189344433) or email [amy.shields@davistate.com](mailto:amy.shields@davistate.com)

### Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "Whistley Green Cottage is a lovely farmhouse in a great location. If you'd like more information, please just give me a call."



Contact Vanessa on [01491 313 106](tel:01491313106) or email [vanessa.townsend@davistate.com](mailto:vanessa.townsend@davistate.com)