



Hurst, Reading
Berkshire, RG10



Beyond your expectations

A delightful Grade II Listed detached cottage

Hamptons International

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Grade II Listed | Four Bedrooms (Bedroom Two is accessed via Bedroom Three) | En-Suite Shower Room to Master | Family Bathroom | Sitting Room | Kitchen/Dining Room | Study/Family Room | Cloakroom/Utility Room | Driveway Parking | Attractive Gardens

Guide Price £850,000 Freehold

Description

This delightful detached cottage offers a wonderful blend of contemporary style and period features and we feel must be viewed to be fully appreciated. The main reception room enjoys a pleasant front to back dual aspect with views over the gardens and features a heavily beamed ceiling, an attractive open fireplace and a wooden floor. The kitchen/dining room is a wonderful space and enjoys a real 'hub of the home' feel. Enjoying a light triple aspect with two sets of doors opening to the gardens, the kitchen affords a comprehensive range of fitted eye and base level units and granite work surfaces, including a central breakfast island. A range style cooker takes centre stage and there is also an integrated dishwasher. Lying adjacent is a versatile and spacious study/family room which is fitted with bespoke office furniture. Completing the floor, and located off the hallway, is a practical cloak/utility room. Upstairs there are up to four bedrooms with the master featuring a luxurious en-suite shower room and the remainder being serviced by a well appointed family bathroom. Bedroom two is currently accessed via the third.

Outside

To the front of the property there is a walled boundary with decorative wrought iron railings and double access gates leading onto a pebbled driveway with parking for at least two vehicles. Gated side access leads to the rear gardens which are a lovely feature of the home. An area laid to patio under a timber pergola provides an ideal spot for outdoor entertaining and accommodates a large

table and chairs. A further raised patio leads out to an expansive shaped lawn with a variety of well stocked mature planted beds.

Additional Information

The picturesque village of Hurst lies approx one and a half miles from the centre of Twyford which offers good shopping facilities and a mainline railway station with services to Paddington. Reading is approx five miles away with superb shopping facilities and the A329M is approx three miles distant connecting with the M4 motorway with access to London Heathrow and the West Country. The popular riverside town of Henley on Thames is approx seven miles distant. Sporting facilities in the area include horse racing at Ascot and Windsor, polo at Smiths Lawn and The Royal Berkshire, golf at a variety of local courses including Sunningdale and Wentworth. Picturesque local countryside presents endless scope for walking and the River Thames offers opportunities for boating and sailing.



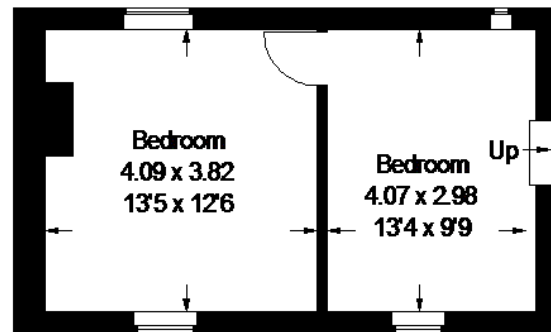
Ward Cross, Hurst, Reading

Approximate Gross Internal Area =
161 sq m / 1733 sq ft

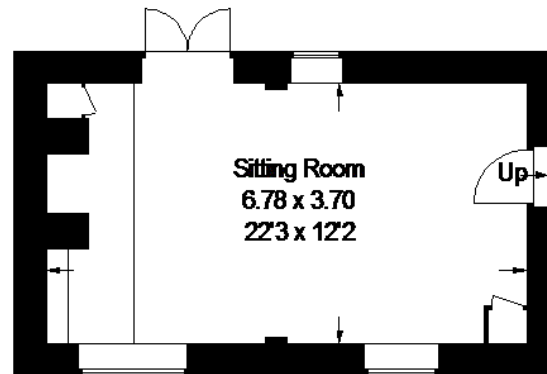
FLOORPLANZ © 2013
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are
approximate.
Whilst every care is taken in the
preparation of this plan, please
check all dimensions, shapes &
compass bearings before making
any decisions reliant upon them.

 Reduced headroom below 1.5 m / 5'0"



First Floor



Ground Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

