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Lime Tree Cottage, Lime Tree  
Cottage, Mortimer Lane, Mortimer,  
Reading, RG7 2DD

Offers in Excess of £400,000

This pretty period cottage is located in a sought-after address in the popular village of Mortimer, within walking distance of the station and local schools. The Lime Tree cottage is situated in a semi-rural position and two of the bedrooms enjoy an outlook over fields to the front. The property requires refurbishment and offers the rare opportunity for individual improvement and upgrading to meet an incoming purchaser's needs. The part-walled garden is private and enjoys an easterly aspect whilst the picket-post enclosed front garden is complimented by off-street driveway parking. The location will appeal to purchasers seeking excellent transport links with Mortimer station nearby and M4 access within convenient reach.





- Semi-rural village setting
- 3 Bedrooms
- Dual aspect living room with wood burning stove
- 2 additional reception rooms
- Part-walled garden; Driveway parking
- Kitchen with pantry & WC



Council tax band E  
West Berkshire





Additional information (Part B)  
Property construction – Standard form

Services:  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Electric

Broadband connection available (information obtained from Ofcom):  
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage  
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Additional information (Part C)  
We understand the property may contain asbestos, specifically the single-storey outer-lobby roof.  
There is a historical tie-bar on the flank wall.

Local Information  
Mortimer benefits from a frequent train service operates to Reading and Basingstoke with onward links to London. M4 Junction 11 is within a short driving distance providing a fast link to London or the West.  
The area includes numerous shops including a post office, a convenience store and is well known for its highly rated schools; St Johns Primary, St Mary’s Junior and Willink Secondary school. The surrounding area provides excellent leisure and sporting activities with Wokefield Park Hotel lying to the north where there is an 18 hole golf course and Wellington Riding Centre at Stratfield Saye.

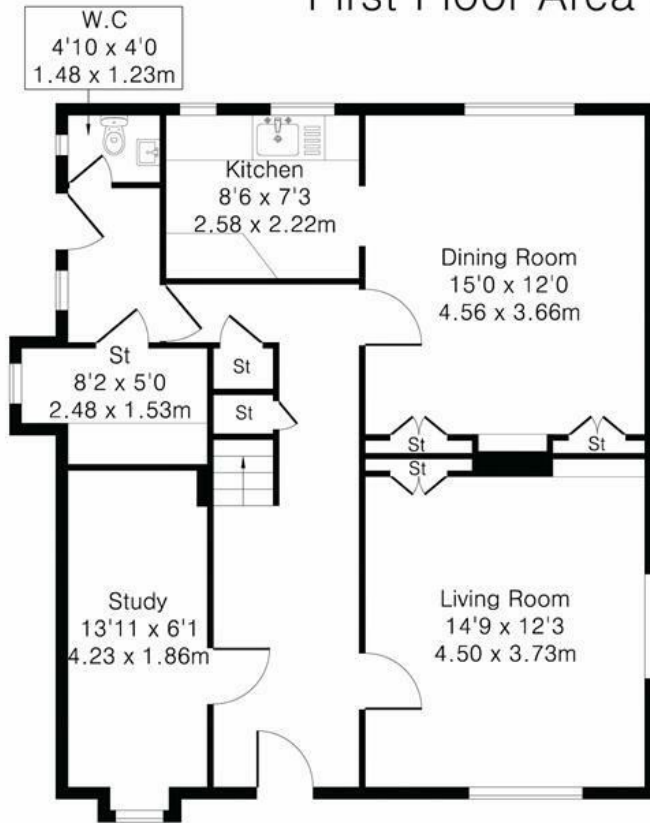
Parking  
There is brick-paved driveway parking with an area of lawned garden to side enclosed by picket post fencing.

Garden  
A particular feature of the cottage is the part-walled garden which enjoys an easterly aspect and is laid to lawn with established shrub beds and specimen conifers. There is an area of paved patio at the end of the garden and a sizeable workshop, which is in need of repair and a pathway at the side of the house providing access to the front garden.

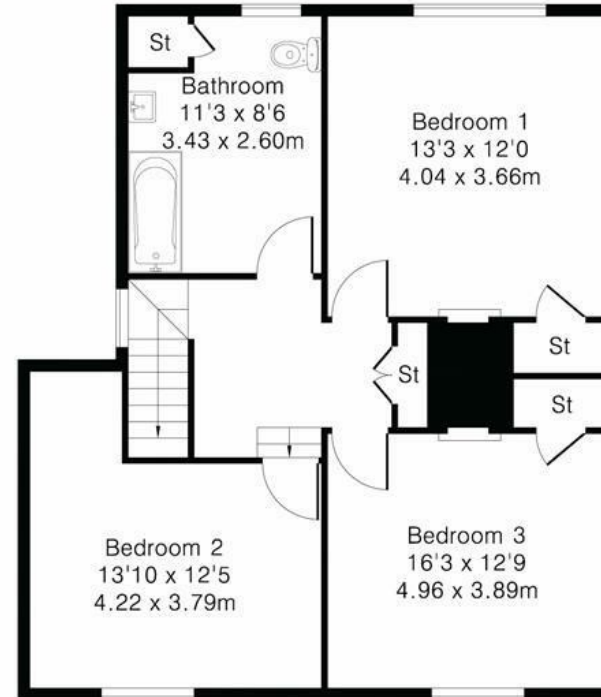
Method of sale  
\*Purchasers are required to give evidence and proof of funding.  
\*The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.



Approximate Gross Internal Area 1430 sq ft – 133 sq m  
 Ground Floor Area 753 sq ft – 70 sq m  
 First Floor Area 677 sq ft – 63 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.