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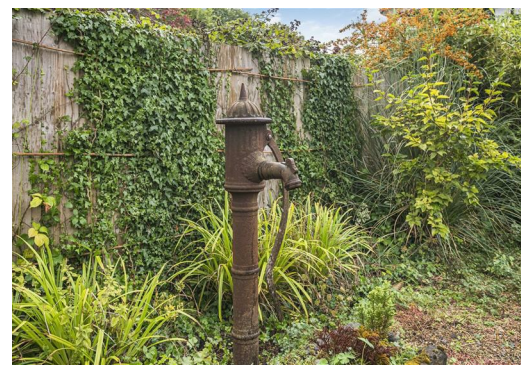
The Mead, Croft Road, Reading, RG2 9EY

£925,000

Approached via a country lane in a village setting, The Mead forms part of an impressive country house which has been sympathetically divided to create a wonderful family home. Featuring black and white timbered elevations the property offers generously proportioned rooms that are complimented by a high standard of presentation and landscaped gardens.

The property retains many original features and you enter via an impressive reception hall that has been shelved and is used as a library. The 30' drawing room has a period fireplace with panelled walls and French doors, complimented by a study/5th bedroom with an adjacent shower room. The main hub of the house is the light and airy kitchen-dining room with a vaulted ceiling and direct access to the delightful glazed veranda that is ideal al-fresco dining.

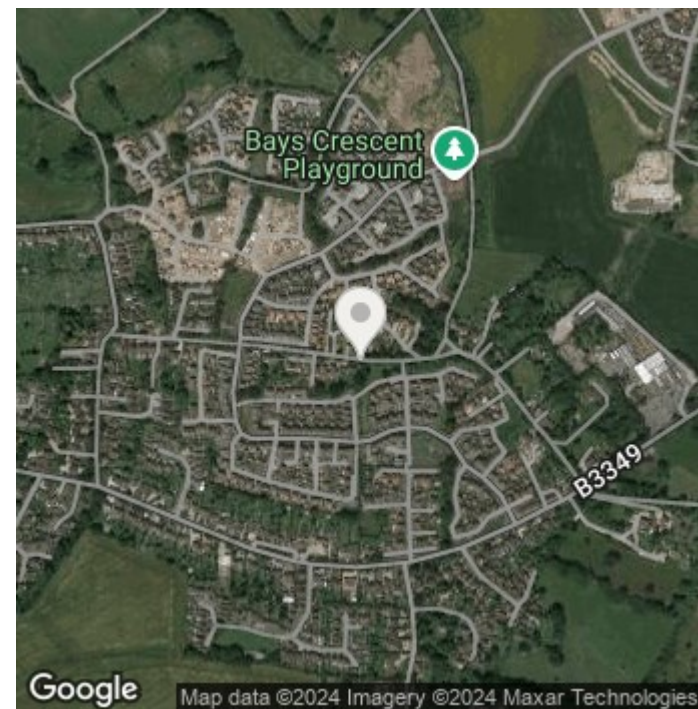




- Wing of former country house
- Option of 5 bedrooms, principle with en suite
- Panelled drawing room with fireplace and French doors
- Library/Reception hall; Study/bed 5
- Kitchen-dining room with central island and vaulted ceiling; Utility room
- Generous driveway parking & garage; Landscaped gardens



Council tax band G
Council- Wokingham





Garden

The gardens are a particular feature and extend to the front and side of the house with a part-walled lawned frontage with box hedging. Shallow steps lead down to an area of enclosed landscaped garden enclosed to the rear by mature red robins. At the side of the house there is an rustic creeper clad archway to an area of paved patio with an impressive glazed veranda which is also accessed from the kitchen with raised planters and brick-paving that creates a wonderful al-fresco dining area with a door to the garage. There is also a small area at the rear of the property with a wood store.

Additional information:

Parking

As you enter the main driveway there is shingled parking area on your left-hand side before the garden with an additional area of brick-paved driveway with parking for 3/4 vehicles. There is also a further area of brick-paved driveway in front of a single detached garage.

The Mead owns the driveway and has granted access rights to the new properties.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

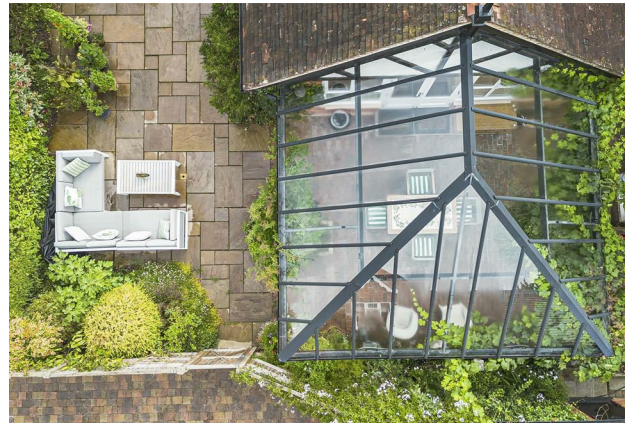
Standard – ADSL/copper wire

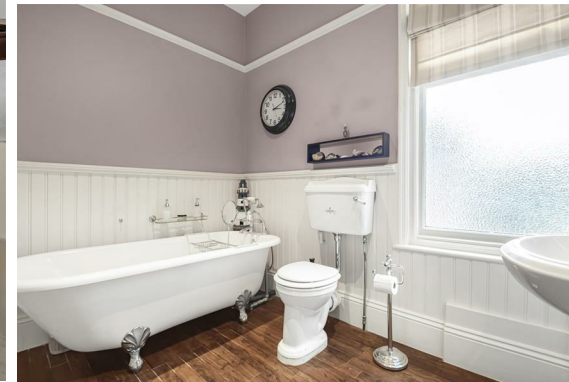
Mobile phone coverage

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”

Part C

A planning application has been submitted and refused for 2 x 4 bedroom detached homes in the land as you enter the main driveway on your right-hand side (Application Number 233039). A planning application has been submitted and is pending decision for 1 x 4 bedroom detached house on land to the left-hand side of The Mead as you approach the drive (Application Number: 232333) For further information please check Wokingham Borough Council planning portal.





Approximate Gross Internal Area 2934 sq ft - 273 sq m

Ground Floor Area 1762 sq ft – 164 sq m

First Floor Area 963 sq ft – 90 sq m

Garage Area 209 sq ft – 19 sq m



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			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			48
(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.