



CROFTERS COTTAGE

HOLLYBUSH LANE • BURGHFIELD COMMON • RG7 3JS

HASLAM'S
1838
COLLECTION



INTRODUCING CROFTERS COTTAGE

BURGHFIELD COMMON • RG7 3JS

£975,000

Crofters Cottage is a delightful Grade II listed home enjoying an idyllic setting in Burghfield Common, a well-connected village with countryside charm.

This 4-bedroom home has been subject to sympathetic refurbishment, enhancing the original features which blends country cottage feel with the flexibility of modern living.

Standing on an established private plot of 0.39 acres the home has ample parking and a spacious garden which offers plenty of room for outdoor activities, entertaining or simply relaxing.

Downstairs, the kitchen has been designed with functionality in mind and thoughtfully paired with contemporary fittings for a stylish yet homely space.

The sitting room offers a cosy space with a classic wood burner, serving as a charming focal feature of the room. Adjacent to the sitting room is a bar area, perfect for entertaining guests.

Just across the entrance hall, a second reception room/snug awaits, complete with an open fire and exposed beams, adding both warmth and character. A studio room is also located on the ground floor, a versatile space ideal for use as a home office.

Completing the downstairs is a ground floor bathroom, separate cloakroom, dining room and utility room which adds practicality to the home's layout.

There are four generously sized bedrooms all of which can be independently accessed. A family bathroom completes the upstairs.

Outside, a patio area provides the perfect spot for al fresco dining or summer gatherings. The garden also has a substantial outbuilding which could be used as a workshop or for additional storage.

Burghfield Common is conveniently located for Reading, Newbury and Basingstoke.





IN A NUTSHELL

Bedrooms	4	Reception Rooms	3
Bathrooms	2	Parking Spaces	5





Characterful
features









THE OWNER'S STORY

We have absolutely loved living at Crofters Cottage over the past few years, and it's been a joy to be part of such a wonderful community. The location offers excellent school catchment and easy access to scenic woodlands like Ufton Nervet and Wokefield Common – perfect for nature walks and peaceful moments.

The cottage itself has been our sanctuary, recently refurbished yet still full of character. The thatched roof keeps the house cool in summer and cosy in winter, and we've loved how the natural light moves through the rooms throughout the day.

The layout has been perfect for both quiet moments and lively gatherings – we've had many summer BBQs in the garden.

Gardening has been full of surprises, including a buried WWI pickle jar! We've loved the community events too — Burghfest and the Box Cart Race are annual highlights.



Extensive
outdoor space

Nestled in the tranquil village of Burghfield Common.

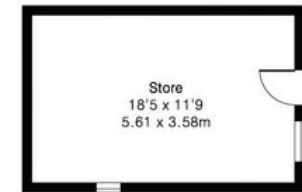
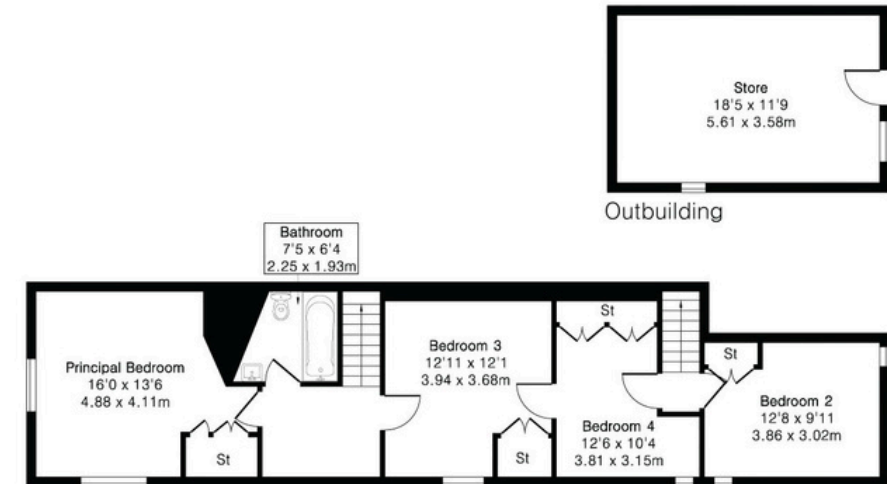
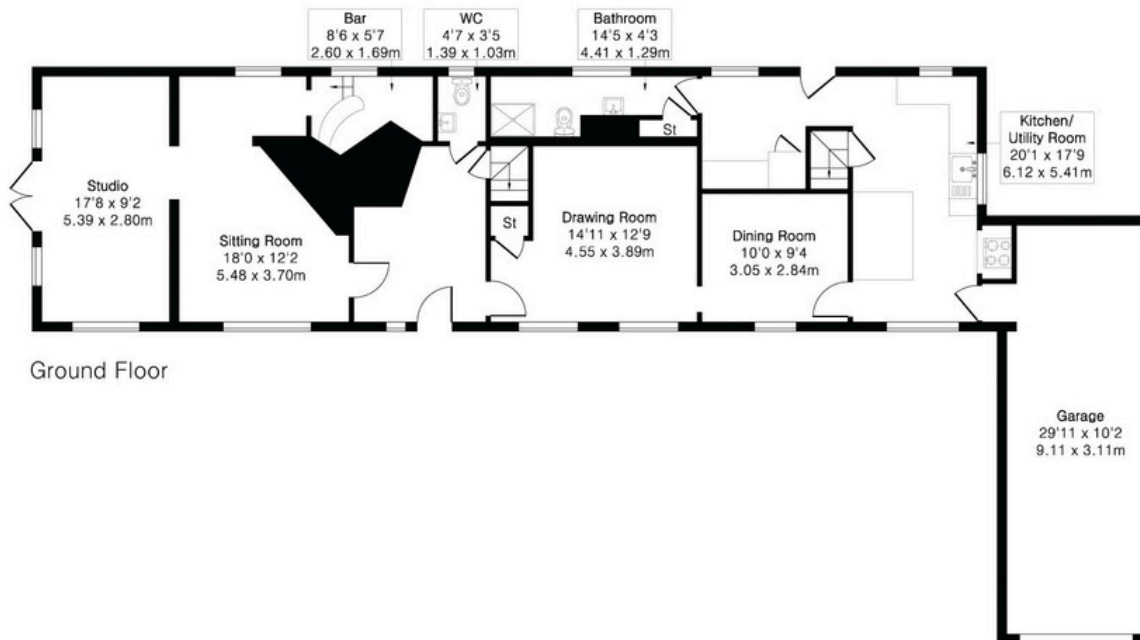


**Approximate Gross Internal Area 2140 sq ft - 199 sq m
(Excluding Outbuilding & Including Garage)**

Ground Floor Area 1418 sq ft – 132 sq m

First Floor Area 722 sq ft – 67 sq m

Outbuilding Floor Area 216 sq ft – 20 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.



ADDITIONAL INFORMATION:

Parking

The property has a gravel driveway with parking for multiple vehicles with a garage.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband Connection:

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website

The property is Grade II listed



AREA GUIDE

BURGHFIELD COMMON

Transport

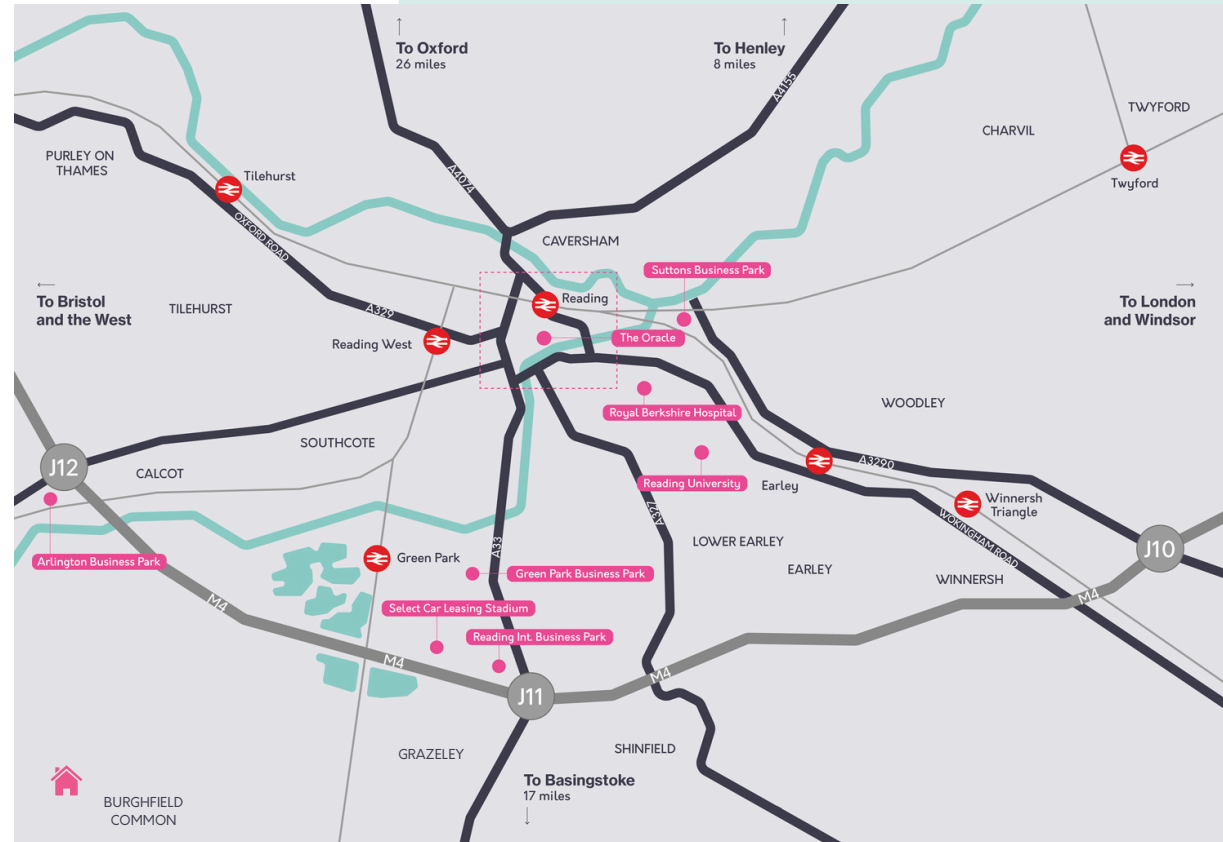
Burghfield is ideally situated near major road networks with links to the M4 motorway and A33 for quick access to London, Basingstoke and Swindon. Nearby stations at Mortimer and Theale provide direct services to Reading and beyond.

Schooling

There is a selection of Primary and Secondary schools in the surrounding area, including Burghfield St Mary's C.E. Primary and The Willink School. The University of Reading is also just a short commute away.

Leisure and Entertainment

There is a selection of well-known pubs which have delicious food and entertainment, The Six Bells is a village favourite or you can head over to The Cuning Man located on the riverside. Residents enjoy a variety of leisure options, from sports at Willink Leisure Centre to scenic walks and cycle routes in the surrounding countryside. Families make use of local parks and playgrounds, while outdoor enthusiasts can fish at Burghfield Main Lake or enjoy watersports at nearby Lagoon Park.



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