



Tucked away at the end of a quiet lane, Holy Brook Cottage is a detached, Grade II-listed timber-framed house with brick nogging, its history written into the fabric of exposed beams and timbers throughout. The setting is semi-rural yet well connected, with over an acre of established waterside gardens running down to the Holy Brook River.

Approached via an electric gated driveway with in-and-out access, the house unfolds across three storeys. The interiors are defined by a sensitive balance between preserved character and later interventions. At the heart of the home, a dramatic vaulted living room, with fireplace and triple glazed doors, opens directly onto the gardens, drawing in light and framing views of the landscape. More intimate spaces include a snug with garden aspect and a study with French doors. The kitchen and breakfast room centres around a fireplace and window seat, while the dining room's bay window creates a luminous connection between house and garden.

The first floor has three bedrooms. The principal suite includes an en suite bathroom and a private railed balcony, where views stretch across the river to open fields beyond.

The gardens are a defining feature: expansive lawns sweep to the riverbank, where steps lead down to a jetty. To one side, a veranda with timber decking offers a sheltered spot for outdoor dining. In the front garden, a sunken conversation pit, designed for evenings around a fire, creates a striking focal point.

Outbuildings extend the accommodation further. A triple garage block incorporates a one-bedroom annexe above, alongside a gardener's store. A summer house provides space for hobbies or quiet contemplation of the garden, while a workshop adds versatility.

Despite its tranquil setting, Holy Brook Cottage has excellent connections: the M4 is a short drive away, while Reading, with its mainline station and the restaurants and shops of The Oracle, is only 4 miles.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- Grade 2 listed Cottage on a total plot 1.01 acre with riverside frontage
- 3 Bedrooms, principle with en suite and balcony overlooking Holybrook and fields beyond
- Living room with log stove and vaulted ceiling with triple doors to gardens
- Dining room with log stove; Study with French doors to garden; Snug
- Kitchen-breakfast room with window seat;
- Triple garage with 1 bedroom annexe, gardeners store, workshop and summer house





Council tax band F

Council- WBC

Additional information:

Parking

The property has electric gates opening to a gravel driveway with parking for multiple vehicles with a detached triple garage.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Septic tank - We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website "Septic tanks and sewage treatment plants"

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"

The property grade II listed

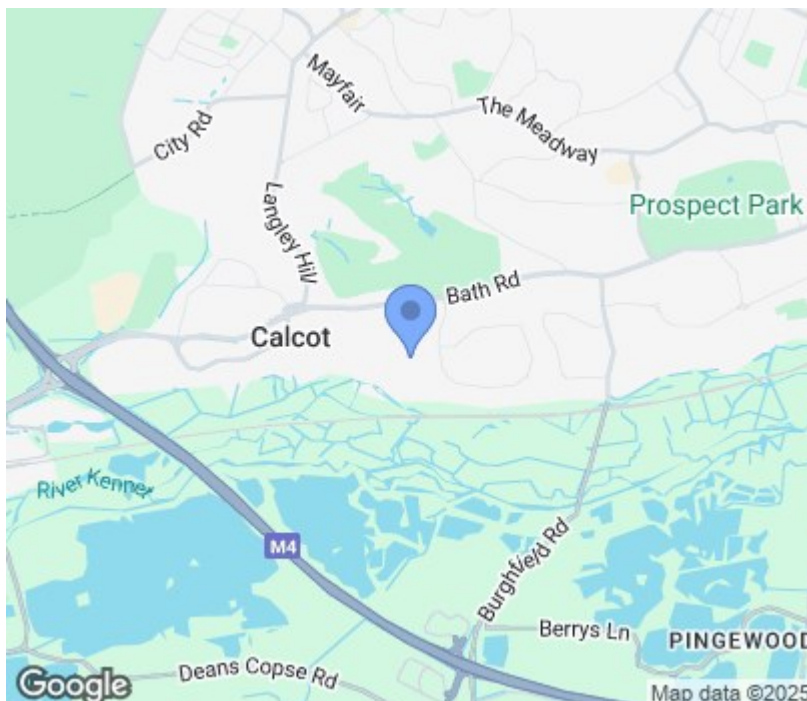
The two Ash trees on the northern boundary of the rear garden are subject to Tree Preservation Orders

Floorplan

Approximate Gross Internal Area 3918 sq ft - 364 sq m
(Including Garage, Annexe/Outbuilding)
Ground Floor Area 1342 sq ft - 125 sq m
First Floor Area 907 sq ft - 84 sq m
Second Floor Area 260 sq ft - 24 sq m
(Garage, Annexe/Outbuilding) Ground Floor Area 1012 sq ft - 94 sq m
(Annexe) First Floor Area 397 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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