



Barn Cottage

The Street | Swallowfield | Reading | RG7 1QY

Asking Price £1,150,000 Freehold

Waterfords
Residential Sales & Lettings

Barn Cottage

The Street | Swallowfield

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Asking Price £1,150,000

Located in the charming village of Swallowfield is this extensive detached home with flexible accommodation and work from home potential.

- Stunning Village Location
- Three Bathrooms
- Home Office above Double Garage
- Council tax band F
- Four Bedrooms
- Three Reception Rooms
- 1/4 of an Acre Plot

Location

Located in the charming village of Swallowfield, the property is conveniently located for access to the M3 and M4 whilst being an approximate 20 min drive from Reading Town Centre. Local amenities include a local store and pub within walking distance.



Stunning
Detached Home
in Swallowfield



Description

Set in the conservation area of the delightful village of Swallowfield, this charming detached home occupies a private plot of 1/4 of an acre.

The property has been extended to offer generous accommodation which includes four double bedrooms, three bath/shower rooms, three reception rooms and a 21'11 country style kitchen.

The private gardens include a sun terrace, lawned area whilst the paved pathway leads to a useful summer house and steps leading to an extensive home office.

The gated driveway leads to a large parking area and large double garage

Outside

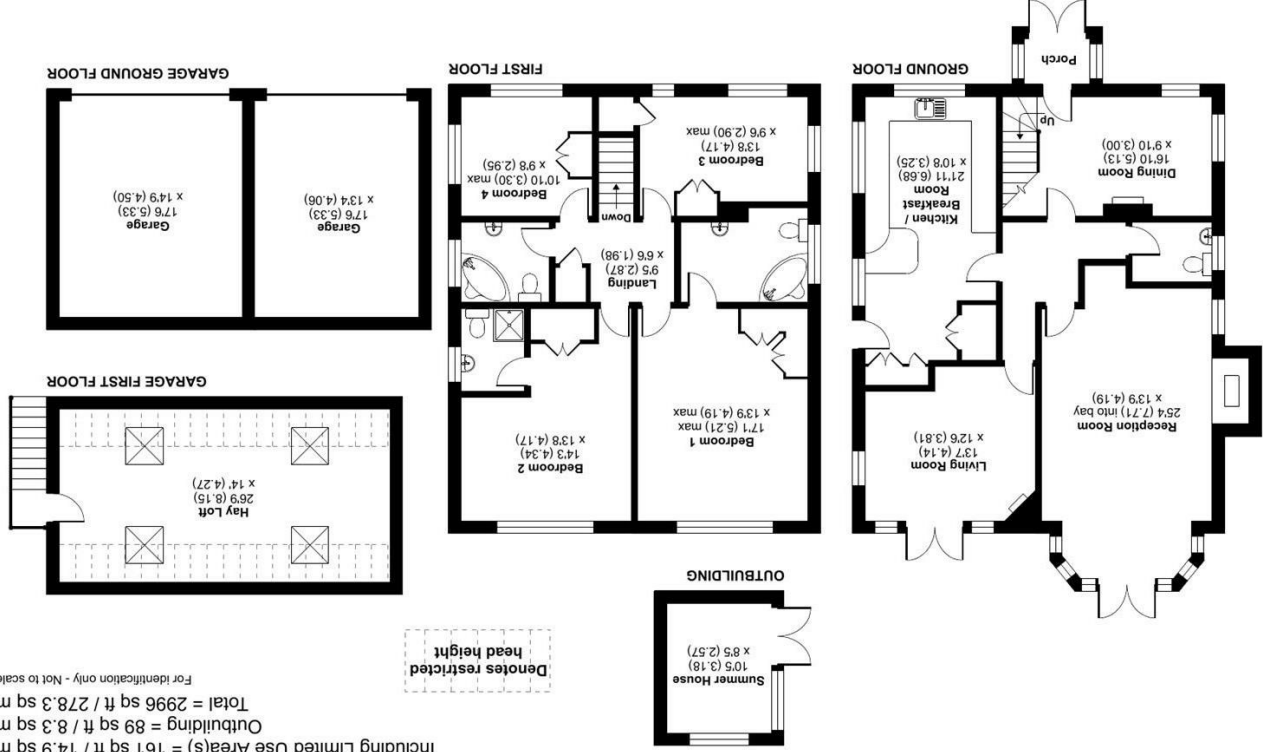
The 1/4 of an acre plot is approached by a gate which leads an area of yorkstone paving which leads to the front door. The private rear gardens are accessed via a paved sun terrace which lead to a lawned area, both ideal for alfresco dining. There is side access to both sides of the property with rear access leading to the generous driveway and double garage.

Over the double garage is a large home office measuring 26'9 x 14 and a useful summerhouse with plumbing outside for hot and cold water.

Barn Cottage, The Street, Swallowfield, Reading, RG7 1QY

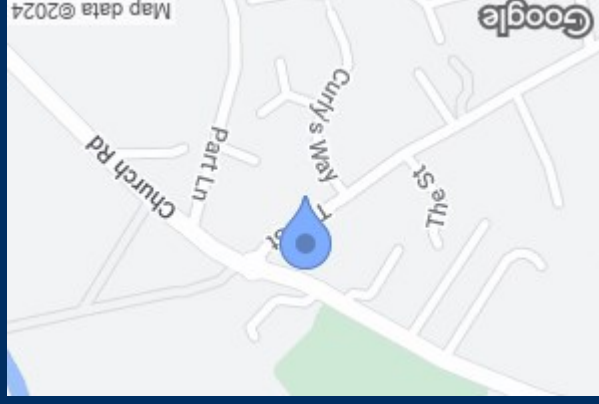
Approximate Area = 2746 sq ft / 255.1 sq m (includes garages)
 Including Limited Use Area(s) = 161 sq ft / 14.9 sq m
 Outbuilding = 89 sq ft / 8.3 sq m
 Total = 2996 sq ft / 278.3 sq m
 For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 points)
Energy efficient	B (81-91)
Decent	C (69-80)
Below average	D (55-68)
Average	E (39-54)
Below average	F (21-38)
Very energy inefficient - higher running costs	G (1-20)
Current	75
Target	83



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