



Church Road | Farley Hill | Reading | RG7 1UA

£1,200,000

Freehold

Waterford's W
Residential Sales & Lettings

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Added to the market for the first time in 35 years is this charming four-bedroom, five-reception-room, three-bathroom cottage set on a plot of just under 0.4 acres, benefiting from a double garage and ample driveway parking.

- Set in the heart of the desirable village of Farley Hill
- Three bathrooms
- Open plan kitchen/breakfast room
- Large private gardens
- Four double bedrooms
- Five reception rooms
- Double garage with converted loft space
- Character features throughout

Location

Farley Hill is nestled in the picturesque Berkshire countryside, with a range of amenities available in the nearby villages of Swallowfield and Arborfield. These include a Sainsbury's, local shops, pubs, a doctor's surgery, post office, and a leisure centre.

Educational needs are well served, with Farley Hill Primary and Bohunt Secondary School both located within approximately 1.5 miles.

For commuters, Wokingham provides convenient rail links to London — around 50 minutes to Paddington and just over an hour to Waterloo. The M4 motorway is also easily accessible via Junction 11 at Reading.

Description





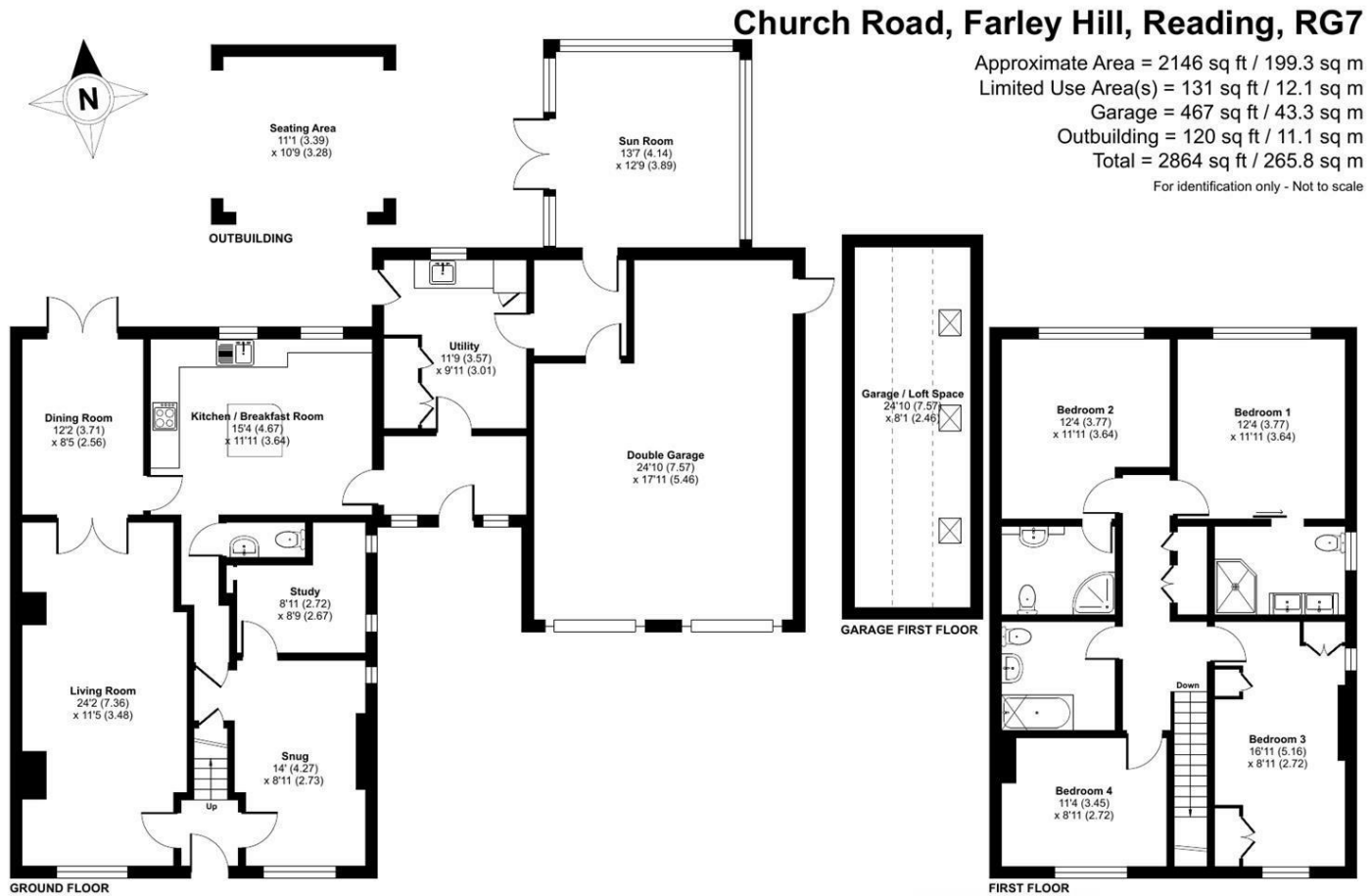
Set in the heart of the desirable village of Farley Hill, this beautifully presented character home enjoys a prime position on a generous plot of just under 0.4 acres. Nestled within mature, private gardens and set well back from the road, the property offers both charm and seclusion in an idyllic Berkshire village setting.

The accommodation extends to just under 2,150 sq. ft. (excluding the garage) across two floors and is thoughtfully laid out to offer flexible family living. Full of original character, including feature fireplaces and exposed beams, the home comprises four double bedrooms and five reception rooms.

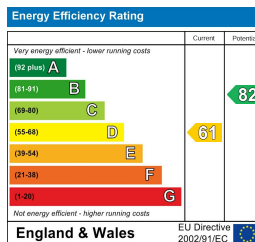
On the ground floor, an entrance porch leads to the main staircase and through to the principal living room, complete with a wood-burning stove and double doors opening into the dining room. There is also a 14ft snug, a separate study, and a cloakroom. To the rear of the house, a spacious open-plan kitchen/breakfast room connects to a separate utility room. A bright and airy sunroom overlooks the rear garden, offering a perfect space to relax and enjoy the views.

Upstairs, the property features four well-proportioned double bedrooms. Two of the bedrooms benefit from en-suite shower rooms, while the remaining two are served by a modern family bathroom.

Externally, a sweeping gravel driveway provides ample parking and leads to a double-width garage. The rear garden is a particular highlight—beautifully landscaped with a raised decking area, a large covered seating space, and a substantial lawn bordered by mature trees and hedging, offering excellent privacy.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Waterfords. REF: 1369375



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