



Bespoke The Thatched Cottage, Elm Road
ESTATE AGENTS Guide Price £925,000



The Thatched Cottage, 36a Elm Road

Earley, Reading

A 400-year-old unlisted thatched cottage, privately tucked away behind gates in central RG6—full of charm, space, and potential. Secluded grounds, incredible privacy, yet moments from local amenities. Council Tax band: D

Tenure: Freehold

- Approx. 400 years old and not listed
- Private gated driveway with extensive parking
- Detached double garage with conversion potential
- Four bedrooms plus large loft storage room
- Stunning vaulted ceilings and exposed beams
- Triple-aspect kitchen/breakfast room with garden views
- Updated bathroom with walk-in rainfall shower
- Large mature gardens with terrace and lawn
- Quiet, tucked-away setting in central RG6
- Full of character, yet ready for modern living

Hall

As you step through the front door, the hall sets the tone—full of warmth, texture, and traditional cottage character. From here, the home gently unfolds: to one side, the living room; straight ahead, the dining area and kitchen; and tucked behind, a ground floor bedroom and office space or fourth bedroom. A useful storage cupboard keeps the space practical as well as welcoming.

Sitting Room

12' 5" x 11' 9" (3.78m x 3.58m)

Tucked away at the rear of the home and rich in character, the living room feels like a cosy retreat from the world outside. Original black ceiling beams stretch across the whitewashed ceiling, while the deep-set leaded windows draw in soft garden light throughout the day. The centrepiece of the room is the striking exposed brick fireplace—topped with a solid oak beam and fitted with a gas fire for convenience and instant warmth, without the fuss. It's a space that wraps around you, perfect for quiet evenings, movie nights, or curling up with a book in total peace. Like the rest of the cottage, the space tells its own story—authentic, inviting, and timeless.

Dining Room

13' 5" x 11' 4" (4.08m x 3.45m)

A room that immediately evokes warmth and welcome, the dining room sits at the heart of the home—linking the living room, inner hall, and kitchen. Exposed black beams criss-cross the ceiling above, while whitewashed walls and traditional leaded windows continue the charming character found throughout the property. There's a quiet simplicity to this space that makes it perfect for both relaxed meals and special occasions. Bespoke built-in cabinetry adds function and vintage flair, while the original latch doors and cast-iron fittings are lovely touches you won't find in a modern home. A true gathering space—full of stories, ready for new ones.





Kitchen Breakfast Room

12' 11" x 12' 8" (3.94m x 3.87m)

Nestled at the front of the cottage with a lovely dual aspect, the kitchen and breakfast room blends practicality with classic country charm. A run of windows lets in leafy garden views and daylight throughout the day, creating an uplifting space for morning coffee or evening cooking. Oak style cabinetry lines the room, paired with tiled worktops and a matching breakfast bar that adds both style and sociability. There's a built-in oven, integrated hob, and room for a full set of appliances—including dishwasher and washing machine—all discreetly set into the cabinetry. Overhead, exposed beams once again frame the ceiling—reminding you this is no ordinary home. Whether you're preparing a meal or sharing one, this is a space that functions with ease and feels like the heart of the cottage.

Office / Bedroom Four

10' 8" x 7' 9" (3.24m x 2.35m)

Positioned at the front of the cottage and currently used as a dedicated home office, this flexible room offers a peaceful spot to work, think or rest. With twin windows overlooking the front garden and driveway, it's a naturally bright space that feels quietly tucked away. Exposed timbers and thick plastered walls remind you of the home's age, while the more recent additions—such as secondary double glazing and updated lighting—make it completely fit for modern use. Whether you need a private workspace, a creative studio, or a fourth bedroom for guests or family, this room adapts with ease.



Bedroom One

18' 2" x 7' 10" (5.53m x 2.38m)

With its spectacular vaulted ceiling, raw timber beams, and cottage-style leaded window, Bedroom One offers a true wow moment. Tucked under the thatch and framed by centuries-old woodwork, it's an effortlessly atmospheric space—warm, characterful, and flooded with natural light. Thoughtfully fitted with wraparound built-in wardrobes, drawers, and dressing areas, the room balances its heritage charm with practical storage, making it a standout double bedroom. Timeless and dramatic, it's the kind of bedroom you only get in a home with real history

DOUBLE GARAGE

2 Parking Spaces

Set apart from the main house and accessed via the

Bedroom Two

13' 2" x 10' 2" (4.01m x 3.11m)

Tucked into the upper eaves of the cottage, Bedroom Two offers a serene, storybook-like retreat. Accessed via a shared stairway along with Bedroom One, it feels entirely private—set apart from the rest of the home like a quiet hideaway. The vaulted ceiling and soft angles give the room a distinctive shape, while clever built-in shelving and a raised sleeping platform add practical charm. There's room for a desk beneath the dormer window, making it ideal for anyone wanting a calm space to read, write, or unwind. It's a bedroom full of personality—perfect for a teenager, creative, or anyone who values a bit of separation and stillness.

Bedroom Three

10' 6" x 10' 2" (3.21m x 3.09m)

Located on the ground floor and filled with natural light, Bedroom Three is a spacious and welcoming double room with a dual-aspect outlook. With views over the garden and hints of exposed timberwork, it retains the character feel of the home while offering modern comfort and flexibility. Its ground floor position makes it ideal for guests or multi-generational living—and with easy access to the bathroom and reception rooms, it could equally serve as a peaceful second study or snug. A room that feels both tucked away and totally accessible—full of potential, whatever your needs.

Bathroom

7' 9" x 7' 5" (2.37m x 2.27m)

Impressively upgraded yet still in keeping with the home's character, the bathroom is a luxurious and surprisingly spacious retreat. A large walk-in rainfall shower with frameless glass enclosure anchors the room, surrounded by elegant slate-style tiling that adds both warmth and texture. A sleek double basin vanity with integrated storage offers modern convenience, while the exposed black beams and traditional windows remind you that you're in a home full of history. Every detail has been thoughtfully chosen, creating a bathroom that feels calm, indulgent, and completely in step with the rest of the cottage. It's a perfect balance of old and new—timeless charm, modern ease.

Loft Storage

Accessible from Bedroom One, this generous loft storage room runs the length of the roofline—perfect for seasonal items, hobby space.





Garden

Step outside, and the sense of privacy and calm is immediate. Set well back from the road behind secure wrought iron gates, the cottage sits in the heart of its generous, established plot—wrapped in mature trees, landscaped borders, and a wide stretch of lawn that feels more like a secret garden than a suburban back garden. To the front and side, there's extensive driveway parking for multiple vehicles and a detached double garage, ideal for car enthusiasts, storage, or even future workspace. Beyond, the garden opens up into a sweeping lawn framed by evergreens, flowering shrubs, and hidden seating spots—perfect for quiet mornings, entertaining, or just letting the world drift by. A large flagstone terrace provides space for outdoor dining or summer evenings with friends, while the thatched roofline and whitewashed walls create an almost film-set quality to the views from the garden back to the house. Though you're only minutes from shops, schools, and commuter links, the setting feels worlds away—tranquil, enclosed, and filled with birdsong.

Double garage

Set apart from the main house and accessed via the sweeping private driveway, the detached double garage offers excellent space for secure parking, storage, or workshop use. With solid construction and generous proportions (over 5.5m x 5.2m), it's ideal for classic car storage, hobby use, or even future conversion (subject to planning). Whether you're looking for functional day-to-day storage or long-term flexibility, this garage adds another layer of practicality to an already versatile home.

Secure gated

Approached via a long private driveway and framed by established hedging, the approach to the cottage feels both impressive and discreet. Double wrought iron gates open onto a large gravelled forecourt with ample parking for multiple vehicles—perfect for visiting guests, family gatherings or simply everyday ease. The driveway not only enhances the sense of arrival—it also reinforces the secluded feel of the property. Rarely do you find this level of privacy, security, and convenience in such a central and connected location.



