



# FOX AND HOUNDS COTTAGE

Church Road, Farley Hill, Reading, RG7 1UB

TO LET

£485,000





# Fox and Hounds Cottage

Church Road, Farley Hill, Reading, RG7 1UB

A unique, 3-bedroom cottage with a wealth of character providing interesting accommodation, set within a pleasant village location with far reaching views.

## FOX AND HOUNDS COTTAGE

Nestled on the charming Church Road in Farley Hill, Reading, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,054 square feet, the property features three well-proportioned bedrooms, making it an ideal for those seeking extra space.

The accommodation is unique, with the wonderful living and dining room being of particular note. This superb room is very bright, has a full height vaulted ceiling and double doors opening out into the south facing garden with magnificent views. There are steps up from the living room into the kitchen which offers a good range of units, built in appliances and wooden worktops. Off the kitchen there is a door leading into the utility space and a link through from the front to the garden.

There are three good size bedrooms and a generous family bathroom which is well appointed. The cottage also features exposed timbers throughout further enhancing the character of this charming property.

Outside, the south facing garden offers a wonderful, sheltered and private outdoor space. There is a terrace area accessed from the living room, ideal for outdoor entertaining. The remainder of the garden is laid to lawn with shrub borders. Beyond the garden is open countryside.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its ample space and charming features, it is sure to attract interest from a variety of potential buyers.

## Situation

Fox and Hounds Cottage enjoys a tranquil setting in Farley Hill, in the parish of Swallowfield. The area is surrounded by open countryside yet is extremely convenient for access, via the A33, to Reading and the M4 to the north and Basingstoke and the M3 to the south. Both Reading and Basingstoke offer an excellent range of cultural, leisure and shopping amenities and mainline railway stations to London.

The immediate village is attractive and there is a footpath nearby offering walking opportunities and a primary school in the village. Wellington Country Park is also a short drive away.

## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the property.

### Services

Mains water, mains electricity and private drainage (septic tank) shared with next door, in the cottage's garden.

LPG Gas fired heating.

Ultrafast broadband available (Openreach).

Good phone coverage available (Ofcom).

### Tenure

Freehold with vacant possession.

### Local Authority

Wokingham Borough Council. Band C

### EPC

E 53

### Parking

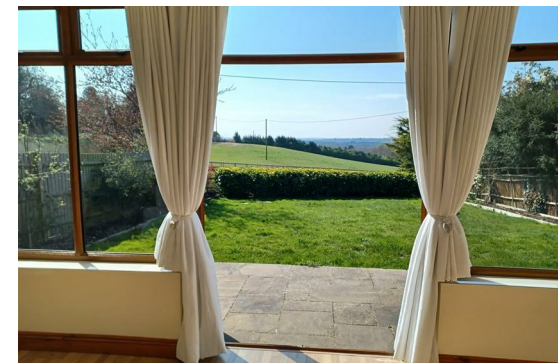
Private parking. Separate from the house on corner of Jouldings Lane. Access over land in the title of neighbouring house, subject to contribution to maintenance costs.

### Directions

Take the A33 from Basingstoke heading north to Reading. Continue on this road until you reach Stratfield Saye and Wellington Country Park. At the roundabout, take the third exit onto the Odiham Road and take the first left, Basingstoke Road through Riseley. Proceed through the village and continue to Swallowfield. At the end of the road bear right onto Swallowfield Street. Continue on this lane, passing the church on your left and then The George and Dragon pub, again on your left. Continue on Church Road into Farley Hill and Fox and Hounds Cottage will be found on the right hand side, just before the lane bends sharply to the left.  
What3Words ///dose.headboard.minder

### Viewings

By appointment with BCM Wilson Hill only.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



Total area: approx. 98.0 sq. metres  
**Fox And Hounds Cottage, Church Road, Farley Hill, Reading**

#### IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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