

Banks Cottage, Riseley



Delightful period home in a first-class setting

Banks Cottage is a wonderful period house which has been thoughtfully extended and improved over recent years. The ground floor features an impressive drawing room with wood burner, exposed timbers and original brick detail. The adjoining garden room, with underfloor heating, has beautiful views over the gardens. There are three further reception rooms, including a dining room, sitting room/snug and study. The Shaker style kitchen/breakfast room is well-appointed, with granite work surfaces and limestone flooring, which also extends into the entrance hall. Completing the ground floor is a utility room, cloakroom and boot room.

On the first floor is the principal bedroom, with en suite and Juliet balcony overlooking the gardens. There is an en suite guest bedroom and three further bedrooms, served by the family bathroom, with underfloor heating.

Outside, the property sits well within its beautiful gardens and grounds of approximately 0.8 acre. It is approached from the lane through double gates onto a driveway with ample parking which leads onto the garage.

The private and secluded south facing rear gardens include an area of sweeping lawn, amongst which are an abundance of shrubs, trees and plants. There is a paved terrace, ideal for al fresco dining and also a summerhouse/shed. There is an additional 0.2 acre of garden, which is currently rented by our client from the Stratfield Saye Estate.





Mileages

Hartley Wintney 6 miles, Winchfield 8 miles, Wokingham 8 miles, Reading 9 miles, Basingstoke 11 miles, M4(J11) 4 miles, M3(J5) 8 miles, London Waterloo via Winchfield Station from 49 minutes. London Paddington via Reading Station from 23 minutes. All distances and times approximate.

Situation

Banks Cottage is quietly situated in the village of Riseley at the end of a single track lane surrounded by farmland. Riseley is a thriving village, within which is a public house, tea room and tennis club. There is a local shop in the neighbouring village of Swallowfield and everyday facilities can be found in Hartley Wintney, with Reading and Basingstoke Towns close by.

Communication links are first-class with easy access to both the M3 and M4 and commuting to London by rail to Paddington from Reading and Waterloo from Winchfield or Basingstoke.

There are good local state schools in Reading and the neighbouring villages. Independent schools nearby include Ludgrove, St Neots, Daneshill, Crossfields, Bradfield, Sherfield School and Elstree.

Throughout the adjoining countryside are many attractive walks to enjoy.





Property Information

Services: Mains electricity. Private drainage. Private water supply. Oil fired heating.

Local Authority: Hart District Council

Council tax band G

Tenure Freehold

what3words ///digests.jumbled.layover

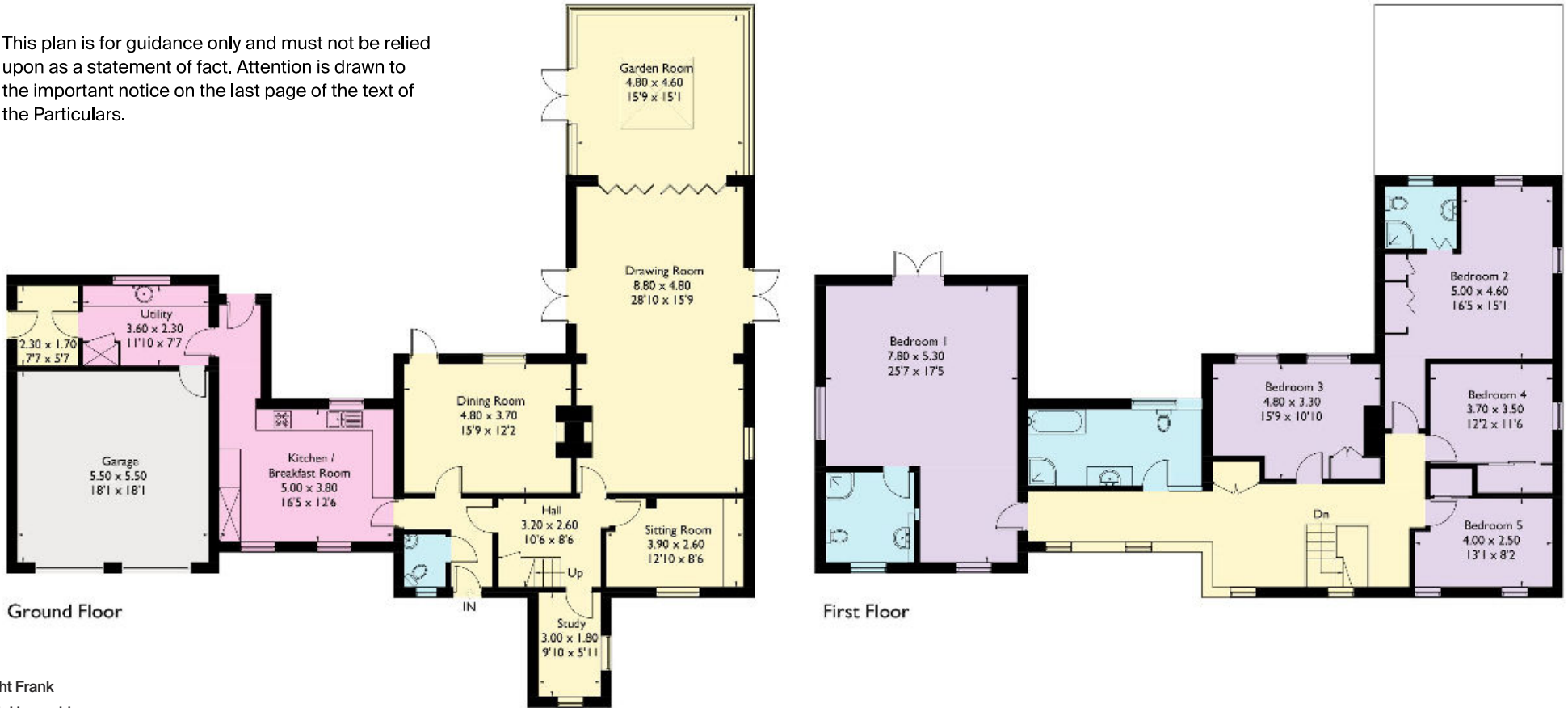
Postcode: RG7 1XS





Approximate Gross Internal Floor Area 337.3 sq m / 3,631 sq ft (including garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated August 2023.

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