



LADYFIELD HOUSE, THE STREET, MORTIMER,

Berkshire RG7 3NX



WELL PRESENTED FAMILY HOME IN A VERY SPECIAL SETTING

Tucked away in a uniquely serene and picturesque location beside a church, this beautifully presented four bedroom family home offers the perfect blend of character, comfort and contemporary living.



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EPC

TBC

Local Authority: West Berkshire

Council Tax band: F

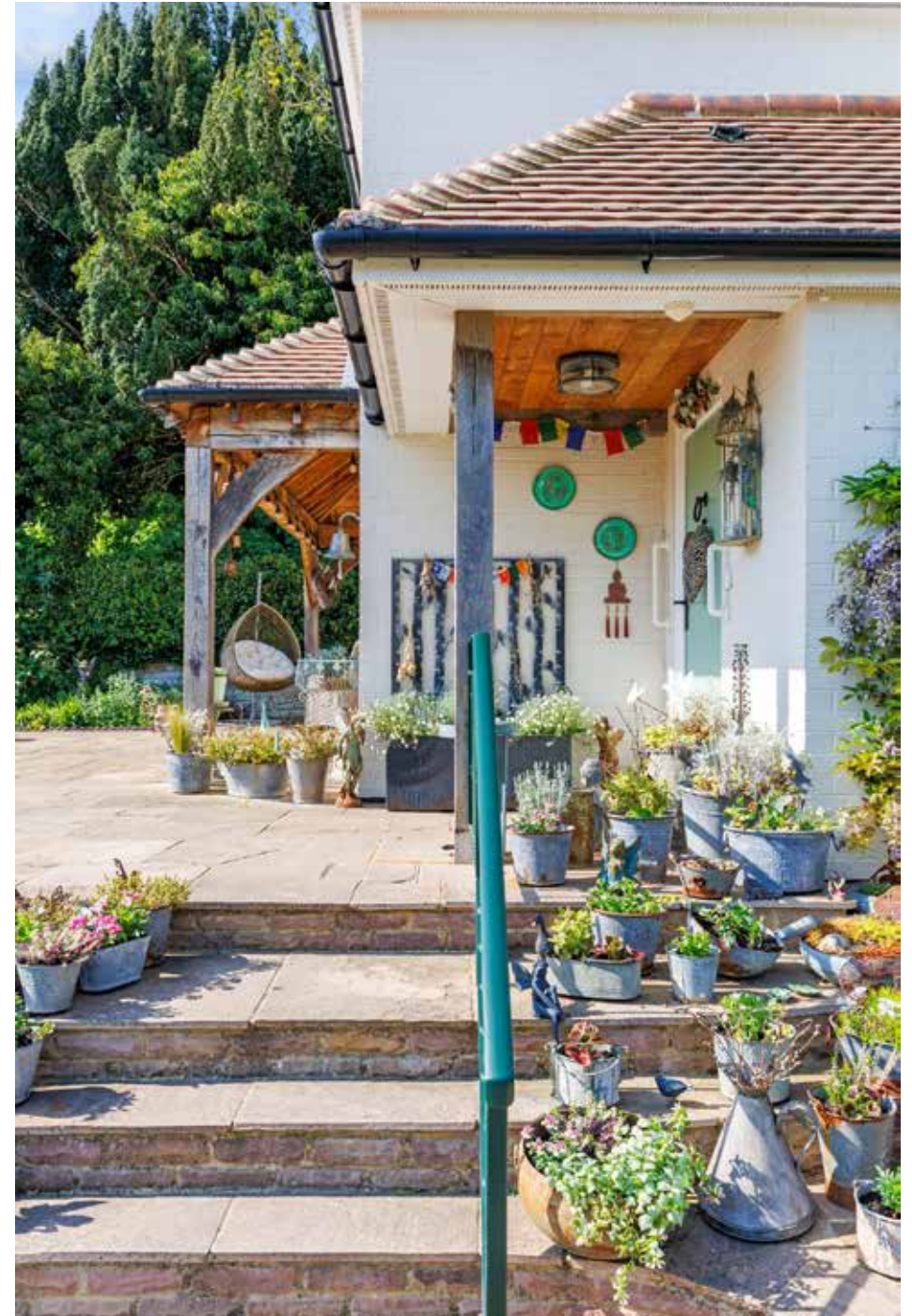
Tenure: Freehold

Services: Mains water and electricity. Private drainage. Air source heat pumps.

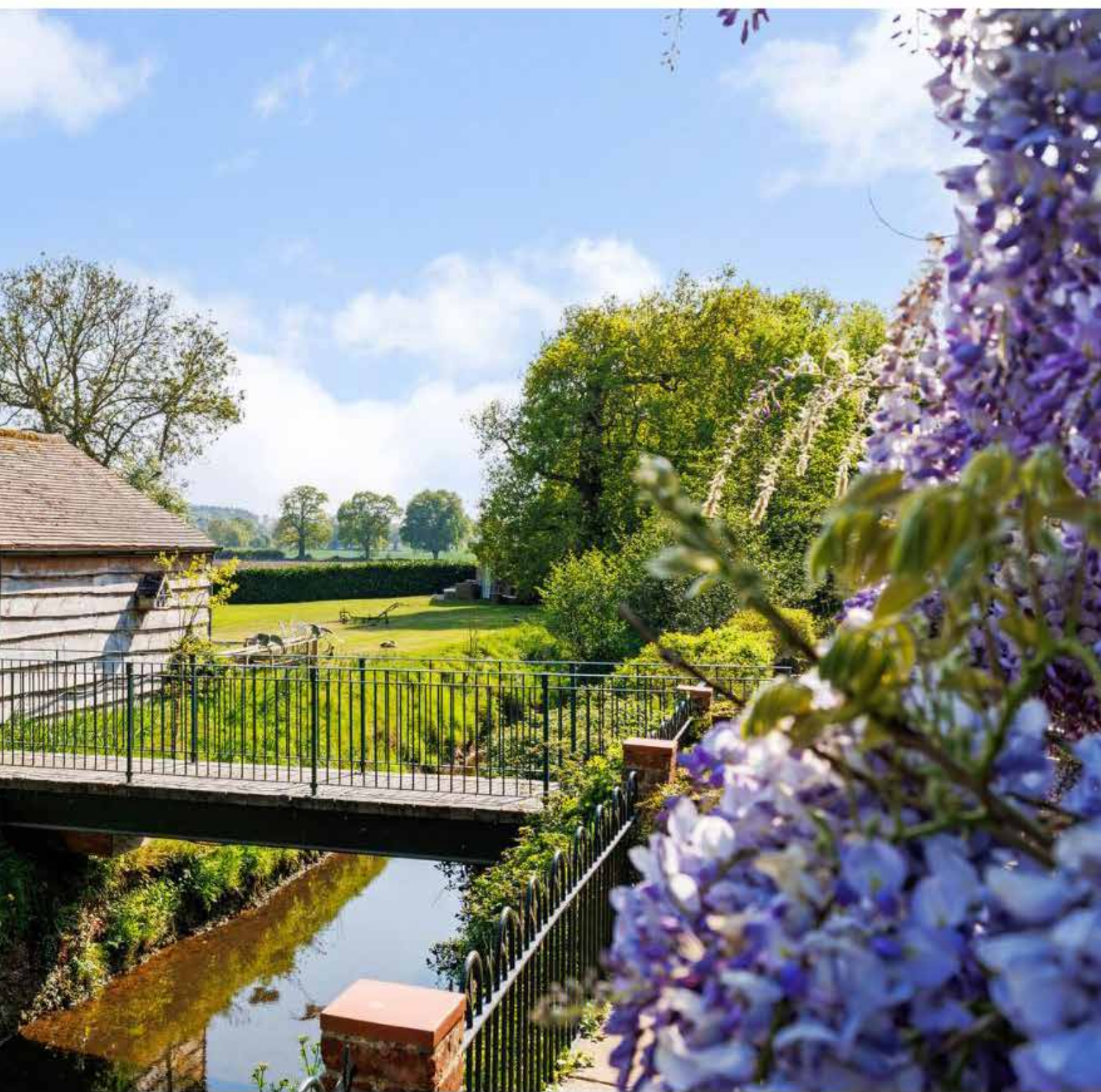


CONVENIENT LOCATION WITH GREAT COMMUNICATION LINKS

As you approach, crossing a charming bridge over the Foudry Brook, the peace and privacy are immediately felt. The driveway leads to ample parking and a garage. The ground floor offers a spacious layout for family living and entertaining. A sitting room, dining room and kitchen with bi-fold doors open to the large terrace, creating a seamless indoor-outdoor flow. A utility room and a WC complete this level. Upstairs, the first floor features a principal bedroom with an en-suite shower, a second double bedroom with an en-suite, a third bedroom and a family bathroom. A study area on the landing offers a quiet space for work or reading. The second floor includes an additional bedroom and bathroom. Outside, the garden, bordered by a gentle stream, offers stunning views of the fields and pond. Multiple dining areas allow you to enjoy the peaceful setting. The garage is complemented by useful outbuildings, including a summer house, sheds and a greenhouse.







Approximate Floor Area

Ground Floor = 99.4 sq m / 1070 sq ft

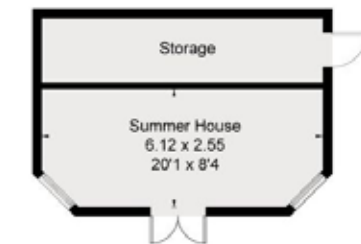
First Floor = 90.4 sq m / 973 sq ft

Second Floor = 42.7 sq m / 460 sq ft

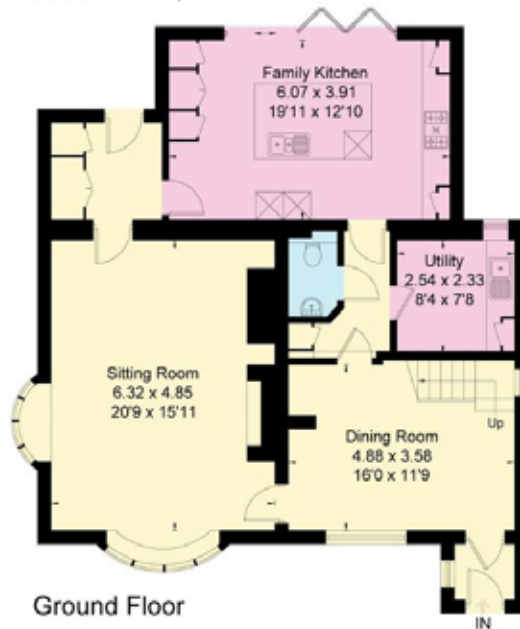
Garage = 29.6 sq m / 319 sq ft

Outbuildings = 46.6 sq m / 502 sq ft

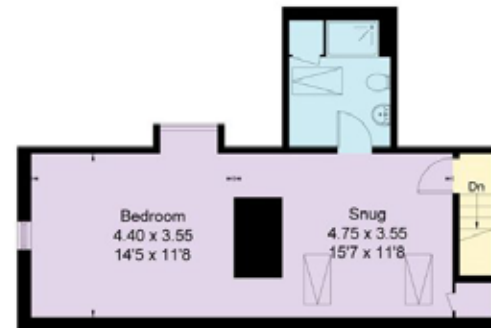
Total = 308.7 sq m / 3324 sq ft



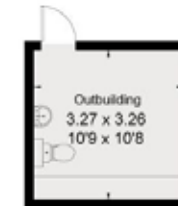
(Not Shown In Actual
Location / Orientation)



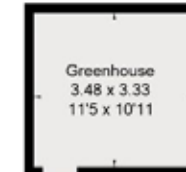
Ground Floor



Second Floor



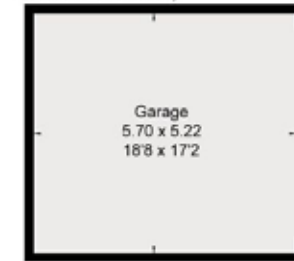
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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