



Alma Cottage Lodge Road
Whistley Green, RG10 0EH

Guide price £650,000 Freehold



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Alma Cottage Lodge Road

DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this three bedroom detached home dating back to circa 1860, with off road parking and 0.9 miles from Twyford train station. The property comprises, entrance hall with a study area, fitted kitchen, dining room, living room, shower room and WC. On the first floor there are three generous size bedrooms and a bathroom suite.

The current owners have made some significant changes to the property, stated below.

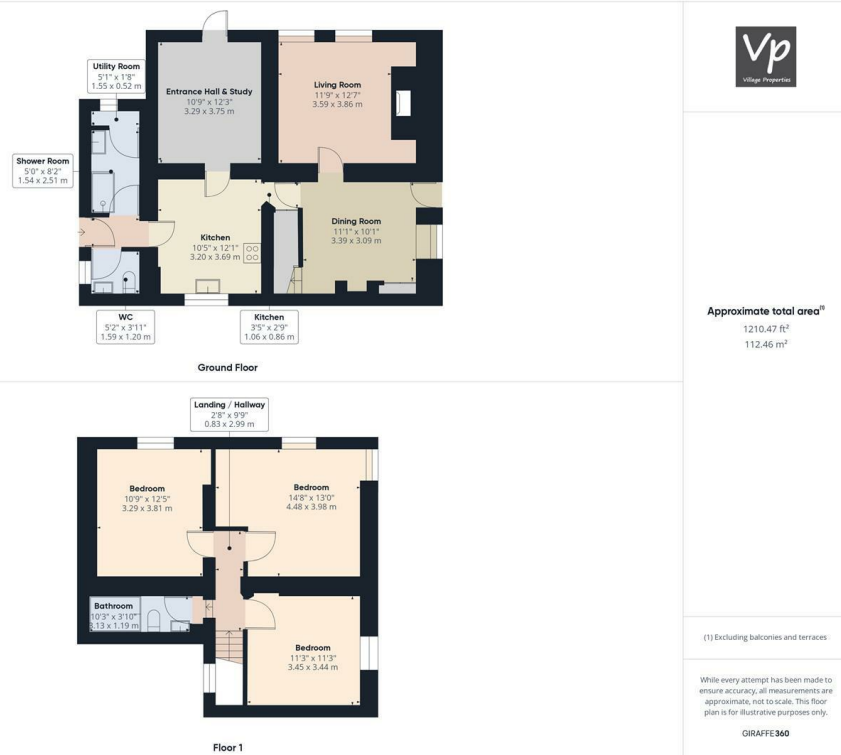
Summary of recent works

- Brand new driveway (bonded, permeable paving) and dropped kerb as per Planning Approval 202556
- Electricity pole recently removed and cables moved underground so neither is visible on site
- Brand new flat roof, guttering and masonry on rear/side single storey extension.
- Brand new utility/shower/storage room including tiled flooring and new spotlights, as well as new fuseboard
- Brand new downstairs WC including tiled flooring and new spotlights
- Newly plastered, levelled, carpeted and decorated dining room, with new spotlights, radiator and joinery
- Brand new kitchen spotlights
- Brand new rear fence and additional landscaping
- Brand new upstairs bathroom including floor tiles and spotlights
- All bedrooms newly decorated

LOCAL INFORMATION

Hurst is a pretty village with access to countryside walks and which can be traced back to Saxon times. Local shops, including a bakers and convenience store with a post office, can be found in the village and there are three well-regarded pubs, within a short distance as well as two Churches. Schooling in the area is excellent with St Nicholas village primary school and easy access to the popular Dolphin School, an independent, preparatory school and nursery. Currently the property is in the catchment area for The Piggott Secondary School and the secondary schools in Wokingham. More comprehensive shopping and leisure facilities can be found at nearby Twyford and Reading.

Council tax band - F



SUMMARY OF ACCOMMODATION:

- DETACHED HOME
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- 0.9 MILES TO TWYFORD TRAIN STATION
- THREE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS SHOWER ROOM & WC
- UPSTAIRS BATHROOM

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
E: sales@villageproperties.org
W: www.villageproperties.co.uk

92 School Road
Reading
RG31 5AU

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		63	

EU Directive 2002/91/EC