

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



HORSEPOND ROAD, GALLOWSTREE COMMON NR READING, RG4 9BP

£525,000

A brand new three bedroom detached home situated in the delightful semi rural position only 5 miles to Reading mainline station. Internally presented to a high standard with features including underfloor heating downstairs, Bosch integrated kitchen appliances and a courtyard style garden with twin parking spaces

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
E info@farmeranddyer.com

Pentland Cottage is a charming detached home nestled, just north of Reading, in the hamlet of Gallowstree Common which is surrounded by the south Oxfordshire countryside which is brimming with countryside paths and woodland. Located within easy access of the nearby towns of Henley on Thames (6 miles), Caversham (5 miles) and Sonning Common (1.5 miles). For the commuter, the mainline station to London is based in Reading (6 miles). Internally the house has been well designed to maximise the accommodation and includes quality workmanship and extra feature including underfloor heating downstairs and high standard bathrooms and kitchen. For peace of mind there is a NHBC builders warranty.

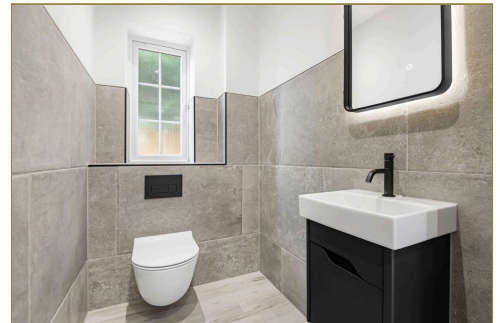
Please note: Where applicable, we have used digitally staged photos for illustrative purposes solely and no furniture is included within the sale.

ENTRANCE HALL

Measuring 10ft in length, with tiled flooring, large understairs cupboard with light, stairs to first floor

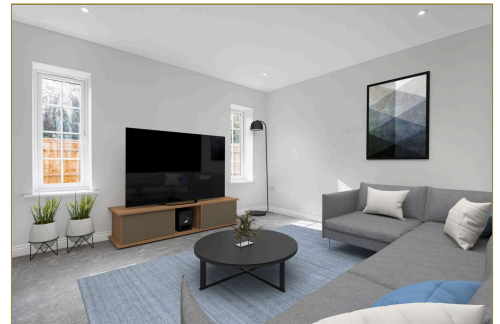
DOWNSTAIRS CLOAKROOM

Fitted with a two piece suite comprising: w.c, wall mounted wash hand basin, tiled walls and flooring



LIVING ROOM

Twin side aspect windows



KITCHEN/DINING ROOM

Measuring 23ft in length

Kitchen: Superbly fitted with a range of kitchen cupboards and drawers with soft closures, integrated Bosch appliances including dishwasher, fridge freezer and washer/dryer, quartz worktops with recessed sink, fitted gas hob with concealed extractor above and oven below, twin aspect windows



Dining/breakfast area: with French doors with adjacent glazed panels overlooking and leading to patio, side aspect window, spotlights



STAIRCASE TO FIRST FLOOR LANDING

Vaulted ceiling with large Velux window, airing cupboard including Ideal gas boiler



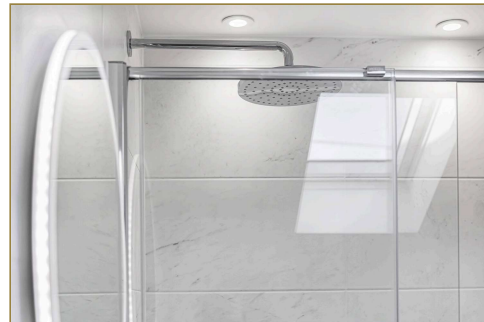
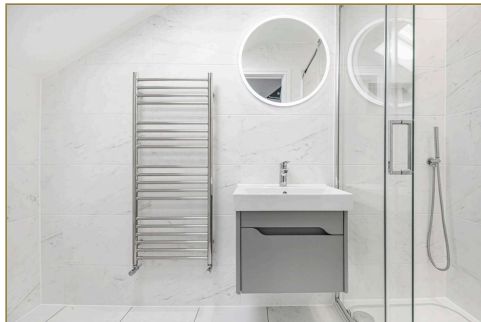
BEDROOM ONE

Front aspect, radiator, spotlights, door to:



ENSUITE SHOWER ROOM

Three piece suite comprising: Double width shower cubicle, w.c, wall mounted wash hand basin with cupboard under, chrome towel radiator, tiled walls and flooring, spotlights, Velux window



BEDROOM TWO

Dual aspect, radiator, spotlights



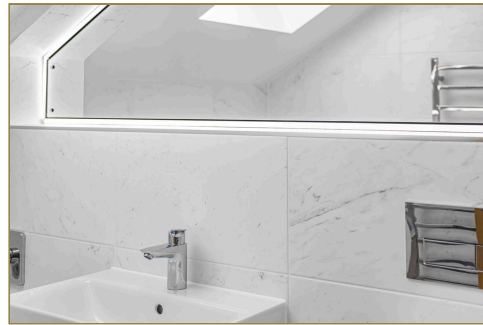
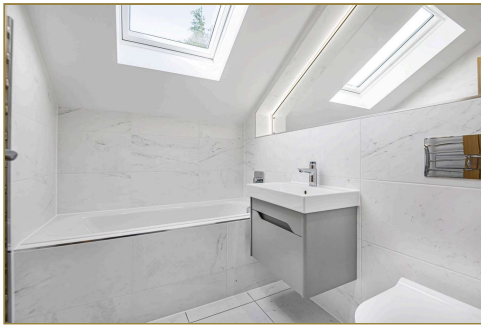
BEDROOM THREE

Side aspect, Velux window, radiator, spotlights



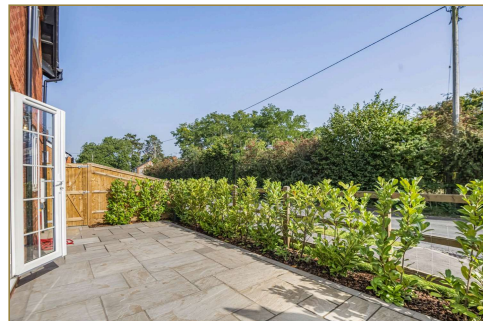
BATHROOM

Three piece suite comprising: bath, wall mounted wash hand basin with cupboard under, w.c, chrome towel radiator, Velux window, bespoke fitted mirror, tiled walls and flooring, spotlights



OUTSIDE

The property is positioned centrally to the plot with garden, shingle area and patio encompassing three sides of the plot. Outside water tap and side gate



PARKING

Brick paved driveway provides parking for two vehicles



AERIAL PHOTOS



SCHOOL CATCHMENT

Kidmore End Church of England Primary School

Sonning Common Primary School

Chiltern Edge Secondary School

COUNCIL TAX

To be confirmed

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

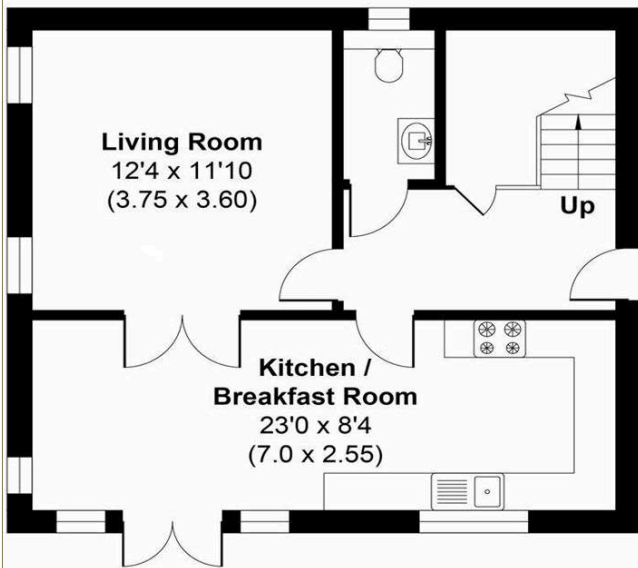
Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0300-3007-5010-2497-8621>

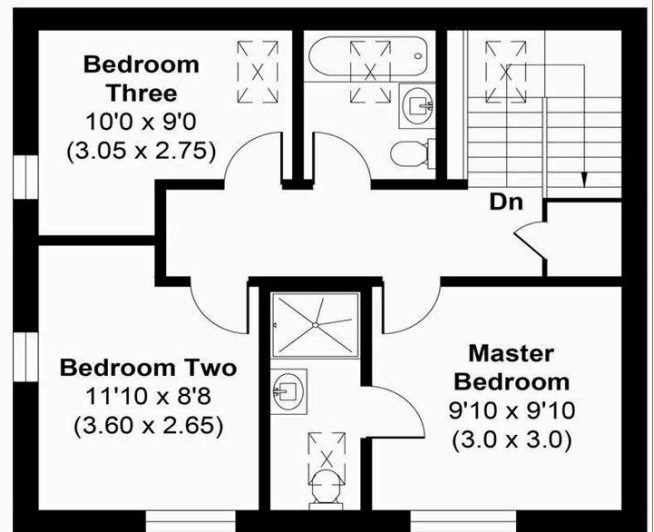
FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

APPROX. GROSS INTERNAL FLOOR AREA 967.46 SQ FT



GROUND FLOOR
APPROX. FLOOR
AREA 483.73 SQ.FT.
(44.94 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 483.73 SQ.FT.
(44.94 SQ.M.)

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

