



Primrose Cottage, , Cane End,
S Oxon, RG4 9HG

£750,000

Beville
ESTATE AGENCY

- Established 1/2 acre grounds
- Vaulted ceiling kitchen/breakfast room
- Close to open countryside
- No onward chain
- Living room with open fire
- Easy access to Reading station
- Wealth of character and original features
- Three double bedrooms
- Ample off road parking

Attractive Grade II listed thatched cottage occupying delightful private grounds of half an acre adjoining countryside, well presented with a wealth of character with exposed beams and inglenook fireplace, with recent extension of superb kitchen/ breakfast room with oak vaulted ceiling.

Accommodation includes; entrance hall, 24ft dual aspect sitting room with inglenook fireplace, two double bedrooms, bathroom, 23ft kitchen/ breakfast room with vaulted ceiling & double doors to garden, utility area. From the sitting room the staircase leads to 13ft study with door to 13ft bedroom 1.

Noteworthy features include; wealth of original features with exposed beams to walls & ceilings, solid oak doors with cast iron fittings, open inglenook fireplace, multi pane windows, gas fired central heating with condensing boiler, ample off road parking. The thatch has recently undergone a full refresh with re ridging and re wire, extending the life of the thatch by up to 20 years. The property is sold with no onward chain.

Outside

The property occupies a private and established plot of approximately 1/2 acre. Entrance via timber gates and a driveway offering parking for several vehicles.

Cane End is a sought after hamlet, within the catchment area of the popular Kidmore End C of E Primary School. There is a nearby bus stop for the X40 bus route, linking Reading & Oxford. The village of Sonning Common is within a short distance and is well served with a range of amenities. Cane End enjoys the rural aspect of South Oxfordshire, whilst being conveniently close for Reading and Henley town centres. London Paddington less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

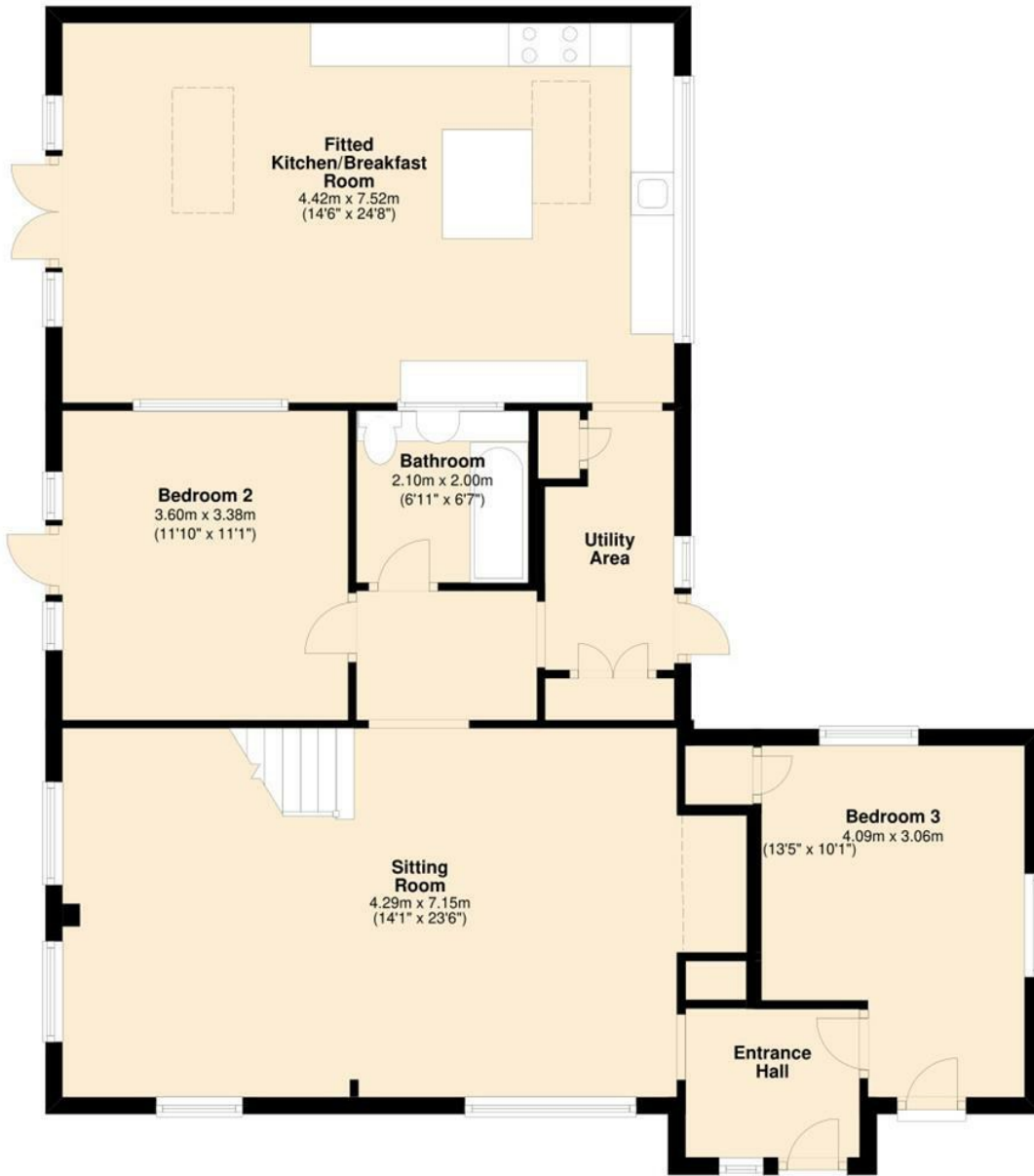
Total Floor Area: Approx. 140m² (1508sqft)

Council Tax Band: (?)

Services: Mains gas, mains electricity & private drainage & water.

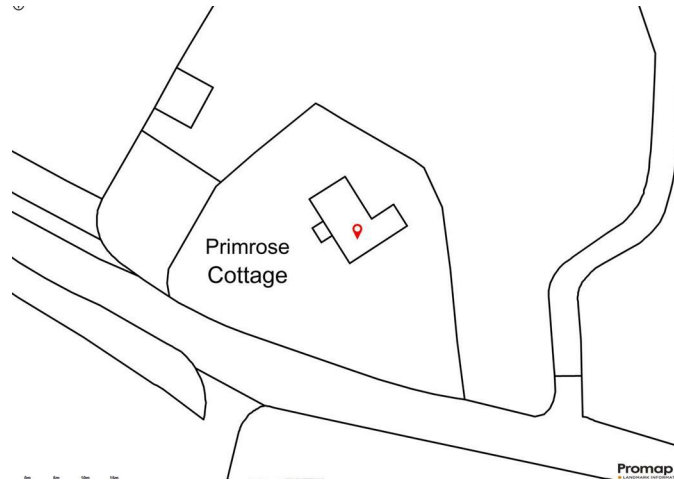
This property is exempt from an EPC rating.

Ground Floor



First Floor





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

Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.