



Halletts
ESTATE AGENTS

3 Meadowlands Cock Lane Stanford Dingley Reading Berkshire RG7 6LS

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Price Guide £185,000 Leasehold

A very rare opportunity to find a ground-floor maisonette in one of the most sought-after villages in West Berkshire, surrounded by the most stunning countryside. The property is well-presented and thoughtfully planned. It is located on the edge of the village which boasts two popular public houses and is adjacent to the pretty 13th-century St Denys Church. Local shop and post office will be found in the adjoining village of Bradfield Southend. Only a short five-mile drive to Pangbourne and Midgham Stations or the M4 motorway Junction 12 at Theale. Offered with No Ongoing Chain

Accommodation comprises Entrance Hall, Sitting Room, Kitchen, Double Bedroom and Bathroom. The property benefits from Electric heating and double glazing. Ample utility and storage cupboards. There is a parking space plus visitor parking. Enclosed Garden with the rear Garden enjoying unspoilt views over open countryside.

Leasehold: New 990-year lease
Management Charges : £363.69 pa
including £203.90 building insurance

Directions: From the centre of Stanford Dingley by the Bull Inn proceed north on Cock Lane past St Denys Church on your right and Meadowlands will be found on the right just before the junction of Back Lane.

Council Tax Band: To be confirmed pa
Nearest Bus stop: Burnt Hill Road 0.1 km
Nearest Train station: Midgham 3.23 km

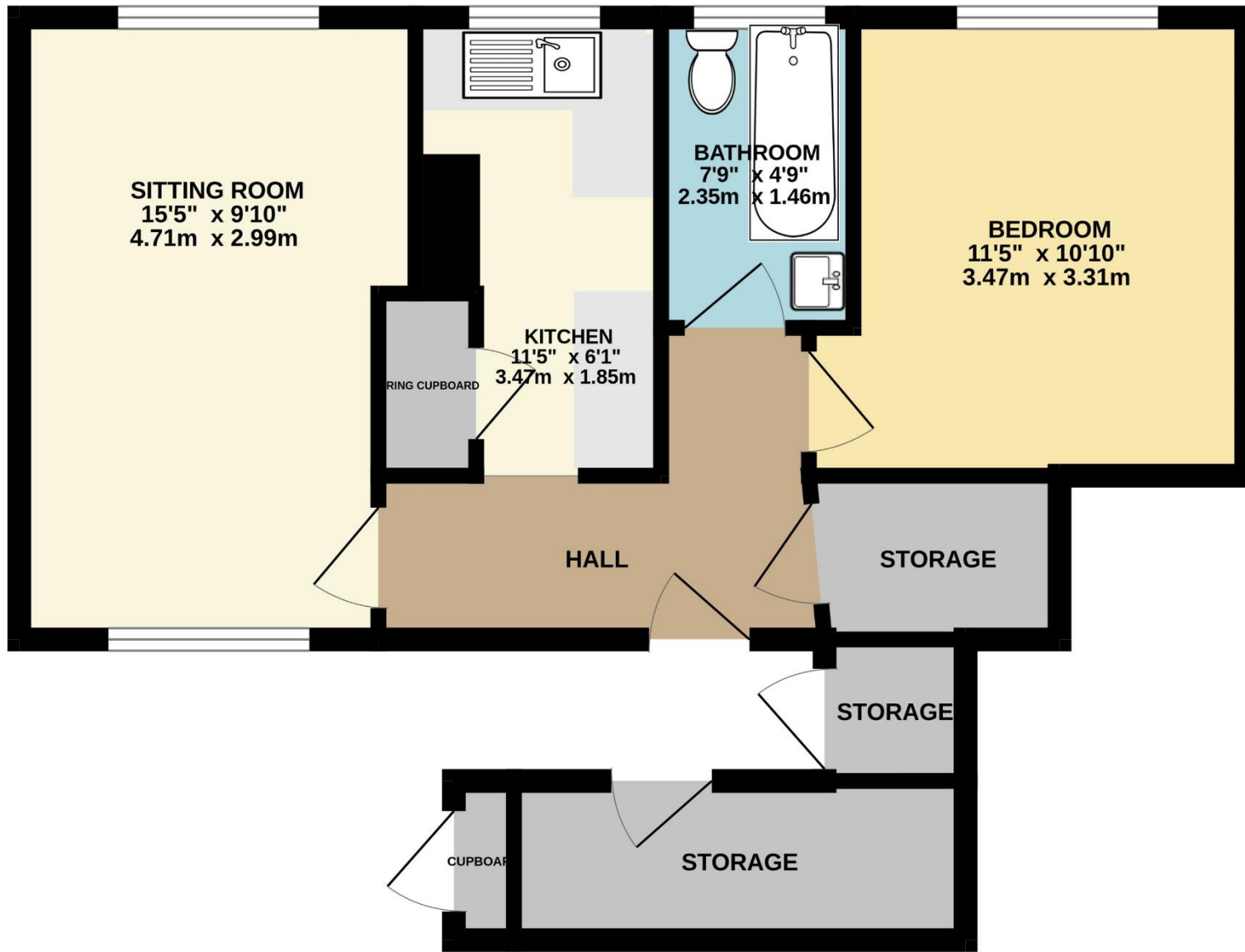


GROUND FLOOR

510 sq.ft. (47.4 sq.m.) approx.

TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	
30-54	

NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

