



Grove Pond Cottage Sandford Lane,
Hurst, Reading, RG10 0SX
Price guide £1,250,000



wentworthea.com

Sandford Lane, Hurst

Wentworth Estate Agents have pleasure in offering to the market an Immaculate FOUR BEDROOM DETACHED HOUSE WITH DETACHED DOUBLE GARAGE AND DETACHED ONE BEDROOM ANNEX sitting on a plot of just under an acre.

The property has been up-dated throughout by the current owners, with an extensive garden area and benefits with Dinton Pastures behind.

Ground floor accommodation comprises of entrance hall, cloakroom, kitchen with plenty of eye and base level units, aga, dishwasher, wine fridge, double electric oven, fridge/freezer and breakfast bar area for two stools. Accessed from the kitchen is a utility room with an additional sink and plenty of storage units. From the hallway is a double bedroom and through to the living room with a feature fireplace, with access to the study and garden room / dining room.

First floor accommodation comprises of master bedroom with large ensuite, a further double bedroom, single bedroom and family bathroom.

The annex comprises of entrance hall, storage cupboards, double bedroom, bathroom and kitchen / living area with dual aspect windows and a log burner and benefits with underfloor heating.

Further benefits include detached double garage with electric door, outbuildings and green house, large patio area, plenty of garden area and shrubbery. Large pond area, wooded area and access to Dinton Pastures at the rear.

NO ONWARD CHAIN

A beautiful home on a lovely plot with flexible living accommodation.



Entrance hall

A lovely spacious entrance hall with wooden flooring and access to the cloakroom. Wooden staircase to the first floor and plenty of storage space under the stairs and access to the further rooms.

Cloakroom

Located off the entrance hall with wash hand basin and WC and plenty of space to hang coats.

Living room

Accessed from the hallway, carpeted with feature bricked fireplace, patio doors to the garden with dual aspect windows and access through into the garden room.

Study

A good size study area, with fitted desk, under lighting and further storage.

Kitchen

At the front of the property, with plenty of eye and base level units, Aga, dishwasher, wine fridge, double electric oven, fridge/freezer and benefits with a breakfast bar area for two stools.

Utility

Just off from the kitchen, a great space with washing machine and dryer, a further sink and plenty of storage.

Garden room / Dining room

A fabulous light 30 ft room at the rear of the house which has been divided into a dining area with patio doors and a further living area with large window to the side to view the garden and patio doors and a back door. The room has tiled floor and velux windows to bring in additional light.

Master bedroom and Ensuite

At the rear of the property, a dual aspect room with plenty of space and fully tiled ensuite bathroom with walk in shower, towel rail, WC and wash hand basin.

Bedroom 2

At the rear of the property, a good size double bedroom with plenty of space. This also benefits with access to the loft.

Bedroom 3

At the front of the property, currently used as a dressing room.

Bedroom 4

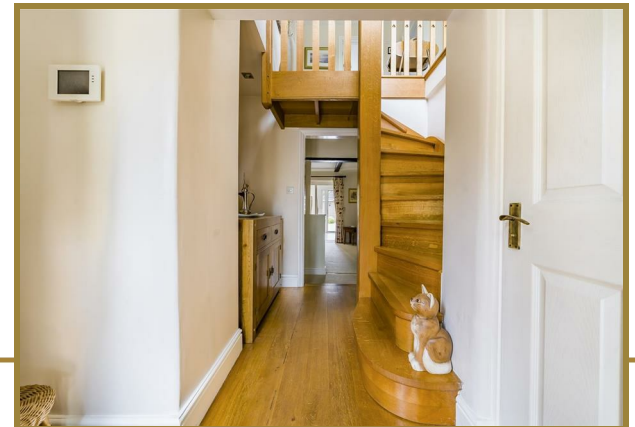
On the ground floor, just off the hallway, a 10ft double bedroom at the front of the house.

Family Bathroom

Fully tiled with four piece suite, stand alone bath, corner shower, WC and wash hand basin.

Annex

A fantastic annex which offers an additional living space, perfect for guests or Nanny or a Granny annex. Lovely tiled entrance hall, double bedroom, storage cupboard in the hallway for coats, shoes, suitcases, full tiled bathroom with shower, WC, towel rail and wash hand basin. At the rear, a cozy kitchen / living room with a log fire, dual aspect windows and patio doors to the garden. The kitchen has eye and base level units, oven, hob, extractor fan, washing machine and slimline dishwasher and also benefits with a breakfast bar with space for two stools.



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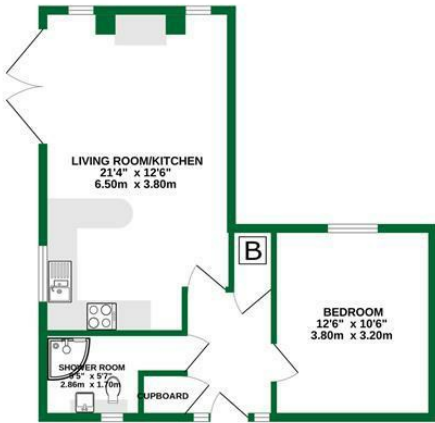
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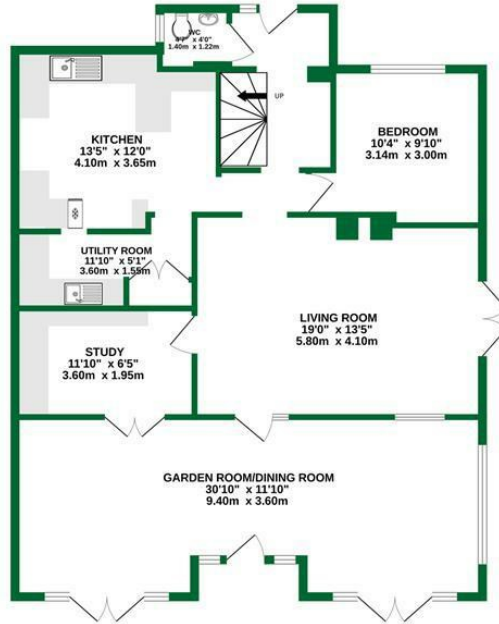
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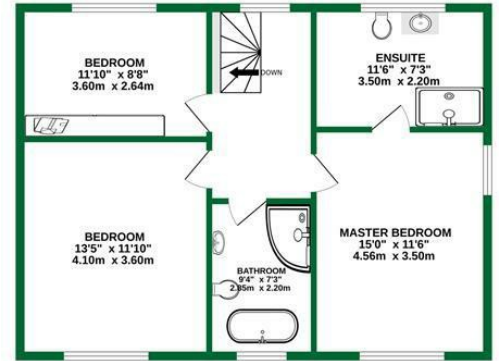
ANNEXE
498 sq.ft. (46.3 sq.m.) approx.



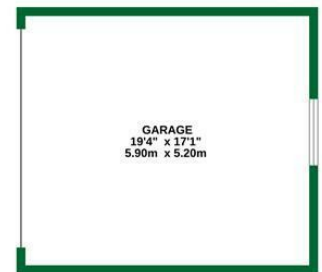
GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



OUTBUILDING
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 2648 sq.ft. (246.0 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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The Estate Agent People Recommend



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.