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15 New Road,  
Ruscombe, Reading, RG10 9LL  
**Price guide £900,000**

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# New Road, Ruscombe

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Wentworth Estate Agents proudly present this charming Edwardian semi-detached house within the picturesque village of Ruscombe, offering an exceptional opportunity for expansion (subject to planning permission).

Situated in the village of Ruscombe, the property is opposite to fields and is just a short walk away from Twyford village. Twyford offers a number of local amenities, including shops, quaint coffee houses, and convenient shopping at both Waitrose and Tesco Express. Additionally, Twyford features a mainline train station serving London Paddington and Reading, with the added advantage of the Elizabeth Line.

Upon entering, a generous hallway welcomes you with a staircase leading to the first floor, and access to the shower room equipped with a shower, WC, and wash hand basin. The hallway seamlessly flows into the inviting living room, featuring a fireplace and abundant natural light from dual aspect windows. An adjoining dining room with a bay window and another fireplace offers an elegant space for entertaining. The kitchen is well-appointed with an Aga stove, ample space for a dining table, and base units, along with a spacious larder cupboard. This area leads to a convenient porch, perfect for coats and shoe storage, and offers access to the garden.

The first floor comprises a generously sized double bedroom and double sash windows, along with another double bedroom with feature fireplace and a single bedroom at the rear, complete with a feature fireplace. The family bathroom comprises of a bath, WC and wash hand basin.

The property's front and rear gardens are adorned with shrubbery and trees, providing an ideal haven for gardening. The driveway offers ample parking space, and the garden features outbuildings, offering potential for expansion (STPP).

EPC - E  
Council tax band F



### Hallway

The entrance hall with parquet flooring was a later addition to the property and provides a lovely open space with a window at the front and rear. Access to the shower room and leads round to the living room.

### Shower room

Located off the hallway with shower, wash hand basin and WC.

### Living room

A good size 14 ft room with fireplace and dual aspect windows. A great entertaining space, with a huge amount of light coming in from the lovely sash windows.

### Dining room

Accessed from the living room at the front of the property with parquet flooring, a bay window and feature fireplace.

### Kitchen

Accessed from the living room, with tiled floor, upper and lower units, aga and a large walk in larder cupboard.

### Bedroom 1

At the front of the property with double sash windows to the front, bringing in plenty of light.

### Bedroom 2

At the front of the property, a good size bedroom with a feature fireplace.

### Bedroom 3

At the rear of the property with feature fireplace.

### Family Bathroom

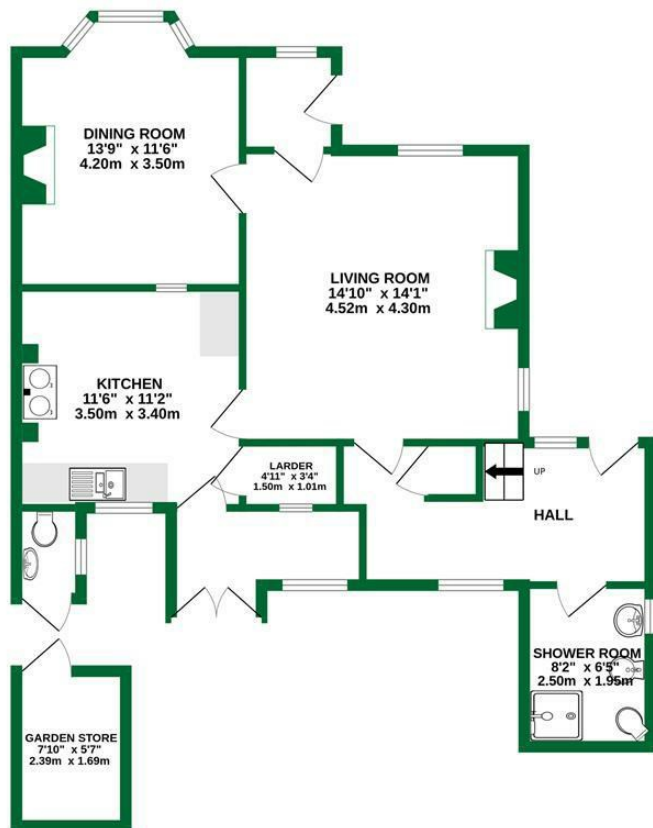
The bathroom has a bath, WC and wash hand basin



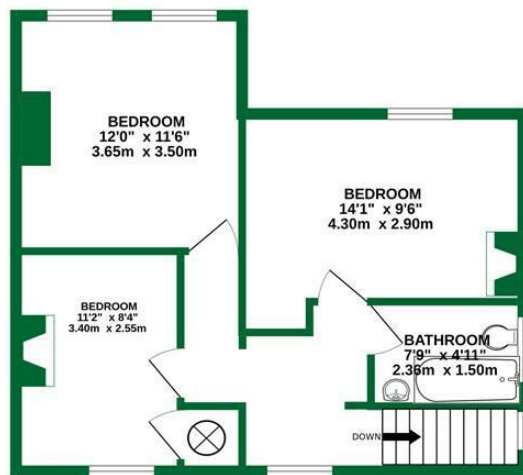
The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
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GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 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.