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One Acre, Bath Road,  
Hare Hatch Court, Reading, RG10 9SP  
**Price guide £995,000**

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## Bath Road, Hare Hatch Court

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Welcome to this charming home located in the picturesque village of Hare Hatch, between Wargrave, Knowl Hill, Waltham St Lawrence and Warren Row. This property boasts plenty of natural light throughout with three spacious reception rooms, three double bedrooms, well-appointed bathroom and sits on an acre of land making it the perfect family home.

Situated as a portion of a manor house, this property exudes character and history, with high ceilings and offering a unique living experience. The house features extensive mature gardens, providing a tranquil retreat where you can relax and enjoy the beauty of nature right on your doorstep.

In addition to the main house, there are various outbuildings including a 16ft garden room with power, home office, double garage, workshop and garden store giving you plenty of flexibility to tailor the property to your needs.

The house has been recently refurbished, blending modern amenities with traditional charm seamlessly. From the gated entrance, you are welcomed into a private and secure environment, with a stunning garden and outdoor space, ensuring peace of mind for you and your family.

Don't miss the opportunity to own this delightful property with its rich history, beautiful garden and versatile living spaces. Contact us today to arrange a viewing and make this house your new home in the heart of the English countryside.

EPC rating D  
Council Tax Band F  
Freehold



### Entrance Hall

The entrance hall is generously sized, featuring elegant wooden herringbone flooring and ample room for coats and shoes. Bathed in natural light from large windows on either side of the front door, it offers access to the reception rooms, a discreet cloakroom, and the staircase leading to the first floor.

### Cloakroom

Adjacent to the entrance hall, you'll find a cleverly designed hidden room featuring a contemporary two-piece suite with WC and corner wash hand basin—an efficient and stylish use of space.

### Living Room

The living room exudes sophistication with its dual-aspect windows and wooden herringbone flooring, flooding the space with natural light. A central fireplace adds warmth for colder evenings, while the room offers a pleasant view of the garden.

### Kitchen/Dining

Off the entrance hall, the kitchen features tiled flooring and ample space for an eight-seater dining table, complemented by a lantern overhead that fills the room with natural light. It is well-appointed with a comprehensive selection of high and low-level cabinets, a range master, an integrated microwave and dishwasher, and space for an American-style fridge/freezer.

### Utility Room

Accessible from the kitchen, this room includes a large floor-to-ceiling cupboard that provides space for a washing machine and dryer, along with additional storage. There is also a door leading to the side of the house.

### Family room

Adjacent to the kitchen, this charming room features elegant wooden herringbone flooring and is bathed in natural light. It boasts two sets of bi-fold doors that open onto the garden, offering a serene and picturesque view—a perfect space to unwind and relax in tranquility.

### Bedroom 1

Located at the rear of the property, this space features stunning high ceilings and a large sash window that frames picturesque views of the garden.

### Bedroom 2

At the top of the staircase, you'll find a generously sized double bedroom with fitted wardrobes and a large sash window offering a picturesque view.

### Bedroom 3

A spacious double bedroom at the rear of the property features a large sash window that provides a charming view of the garden.

### Bathroom

A beautifully refitted three-piece suite includes a freestanding roll-top bath with an overhead shower, a large vanity unit with an inset wash basin, a low-level WC, and a towel rail.

### Garden room

Situated in the corner of the garden, a short walk from the main house, this fantastic space is currently used as a games room. It features power and large sliding doors for easy access.



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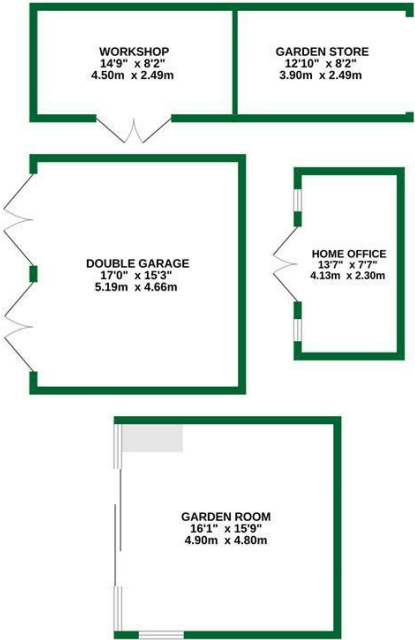
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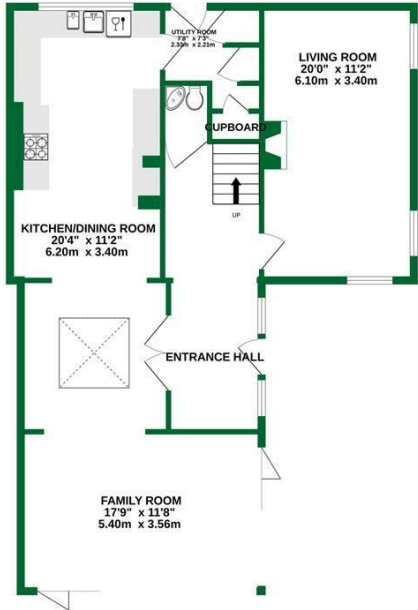
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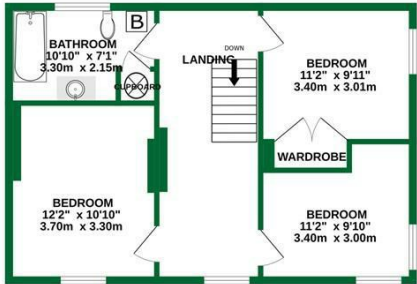
OUT BUILDINGS  
841 sq.ft. (78.1 sq.m.) approx.



GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.6 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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