



65 New Road,
Ruscombe, Reading, RG10 9LN
Price guide £895,000



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New Road, Ruscombe

Situated in the charming area of Ruscombe, this delightful older-style detached house on New Road offers a perfect blend of character and modern living. Set on a superb quarter-acre plot, this property is situated on a sought-after road, making it an ideal choice for families and those seeking a peaceful retreat.

The house boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The farmhouse-style kitchen and breakfast room is a standout feature, offering a warm and inviting atmosphere for family meals and gatherings. With three well-proportioned bedrooms and two bathrooms there is plenty of room for everyone to enjoy their own space.

The property also benefits from generous off-road parking for up to four vehicles, along with a garage, ensuring convenience for residents and guests alike. The outdoor space is a true gem, providing a wonderful area for children to play or for hosting summer barbecues.

This characterful home is perfect for those who appreciate the charm of an older property while still desiring the comforts of modern living. With its prime location and ample amenities, this detached house is a rare find in the heart of Berkshire. Don't miss the opportunity to make this lovely property your new home.

EPC rating E
Council tax band F
Freehold



Living room

Located off the entrance, a 22 ft room with plenty of natural light. Benefits with a lovely log burner with brick built fireplace surrounding and oak top. Access to the first floor and through to the conservatory.

Conservatory

Off the living room with doors to the stunning large garden, benefitting with plenty of light.

Kitchen / dining room

A lovely Farmhouse kitchen / dining room, plenty of space for an eight seater table and plenty of eye and base level units. So many features, with the stable door to the garden and brick back wall above the range cooker. A lovely space to spend with family and friends.



Utility room

An outbuilding which has been set up for a perfect utility space with washing machine and dryer and an additional sink.

Study

At the front of the house with plenty of natural light and can be used as a bedroom, study or dining room.

Shower room

Located just off the hallway, half tiled with corner shower, WC and wash hand basin.

Bedroom

A good size 15ft double bedroom at the front of the property.

Bedroom 2

At the rear of the property with fitted wardrobes.

Bedroom 3

A further bedroom at the front with fitted wardrobes.

Family Bathroom

A good size family bathroom with panelled walls, bath, WC and wash hand basin. Plenty of space to re-configure and have a standalone shower.



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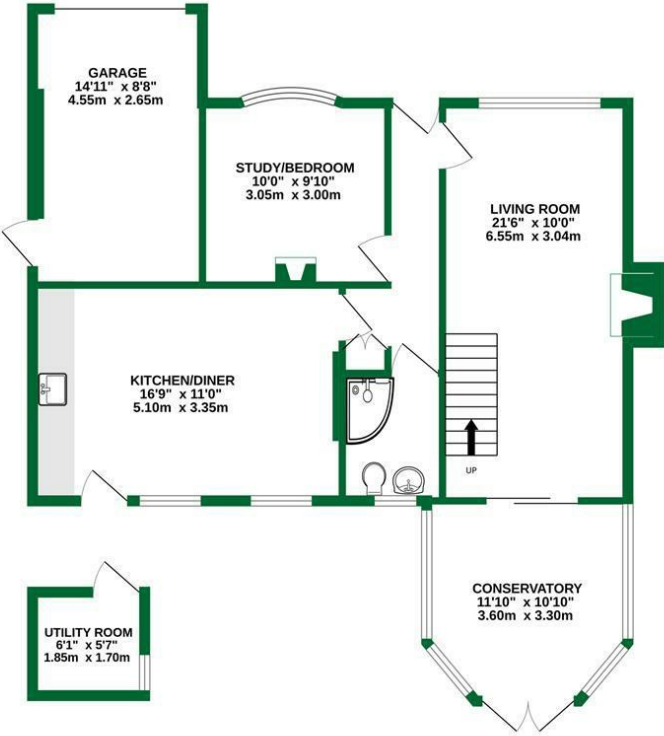
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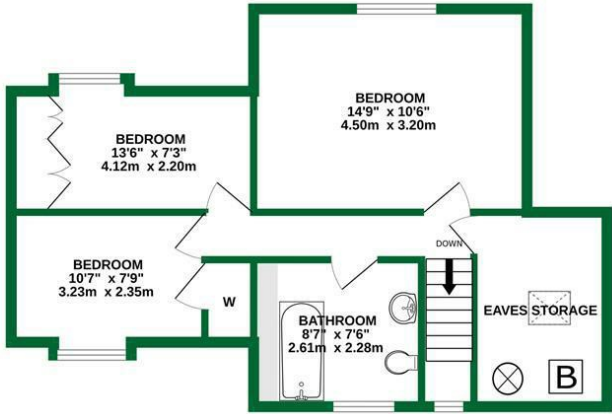
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GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (132.0 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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