

## Diddenham Cottages Lambwood Hill, Grazeley

Offers Over £410,000

3 1 1



A charming period cottage in peaceful Grazeley, offering a fantastic opportunity for someone looking to put their own stamp on a character home. The property enjoys a versatile outdoor lifestyle with generous gardens, extensive parking and ample scope to update and modernise internally. The outdoor space is a standout feature, arranged into multiple zones: a functional front area with parking and garden space, a quiet "secret" meditation garden to the side, a BBQ/entertaining area, and a rear garden with greenhouse and composting area backing onto agricultural land (DEPZ buffer, so unlikely to be developed). The back garden also benefits from a substantial semi-detached timber outbuilding, offering excellent practical storage with easy side access for tools and equipment. Close to Grazeley CofE Primary School and local countryside walks, with easy access to Wellington Farm Shop, Reading and the M4.

- Charming 3-bedroom period cottage in peaceful semi-rural Grazely
- Functional front area with parking and garden space
- Dedicated BBQ and entertaining area
- Backs onto agricultural land (DEPZ buffer)
- Scope to update and modernise internally
- Generous plot with multiple garden zones
- Secluded side "meditation" garden
- Rear garden with greenhouse and composting area
- Substantial semi-detached timber outbuilding with side & rear access
- Close to Grazely CofE Primary School, countryside walks and Wellington Farm Shop

