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Ellums Cockpole Green,  
Reading, RG10 8NT  
**Price guide £1,275,000**

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# Cockpole Green Wargrave

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Nestled in the picturesque village of Cockpole Green, this impressive detached house offers a perfect blend of spacious living and charming rural surroundings. With six well-proportioned bedrooms, this property is ideal for families seeking both comfort and style. The house features a generous reception room, providing an inviting space for relaxation and entertaining, with the benefit of a stunning view and perfect for the cosy evenings with the log burner.

The property boasts two modern bathrooms, ensuring convenience for all residents. A notable highlight is the stunning south-facing garden, which not only enhances the aesthetic appeal of the home but also offers a delightful outdoor space for family gatherings or quiet moments in the sun. The house benefits with stunning views of the surrounding farmland, creating a serene backdrop that is hard to resist.

Parking for up to four vehicles, making it easy for family and friends to visit along with a double garage with power and access to the rear patio. The village itself is a gem, featuring a local public house that is owned by the villagers, fostering a strong sense of community. Additionally, the nearby cricket pitch adds to the village charm, providing a perfect spot for leisure activities.

For those seeking versatility, there is an exciting opportunity to split the house with an annexe, allowing for potential rental income or accommodation for extended family. This property truly encapsulates the essence of village life while offering ample space and modern amenities.

Henley-on-Thames is just under 3 miles away with plenty of shops and restaurants and the a chance to walk along the river Thames. Maidenhead is only 15 minutes drive along with Twyford a 10 minute drive, both with mainline railway stations and Elizabeth Line.

If you are looking for a home that combines rural beauty with practical living, this house in Cockpole Green is not to be missed.



#### Entrance Hall

A welcoming wide entrance hall with a tiled floor, providing access to the first floor, reception rooms, and bedrooms.

#### Living room

A fabulous living space featuring an impressive 18ft vaulted ceiling, floor-to-ceiling bookshelves, and a large window that floods the room with natural light while framing beautiful views across the farmland. A charming log burner creates the perfect setting for cosy evenings.

#### Kitchen / breakfast room

A lovely, light-filled space with dual-aspect windows, an abundance of low-level kitchen units, a gas Aga, and an additional electric oven. Patio doors open onto a side terrace, while sliding doors lead to a further patio area and the garden beyond.

#### Utility

A well-appointed utility/kitchen with an excellent range of high and low-level units, an additional oven, electric hob, and a further sink. There is also space for a washing machine and tumble dryer.

#### Bathroom

A half tiled bathroom on the ground floor with wash hand basin, WC and bath with shower over.

#### Bedroom 1

Located on the first floor, the impressive galleried principal bedroom enjoys dual-aspect windows and a large window overlooking the south-facing garden, allowing an abundance of natural light to flood the room. Floor-to-ceiling fitted wardrobes provide excellent storage.

#### Bedroom 2

Located on the ground floor, this spacious room features a large window with delightful views across the farmland and offers plenty of space for storage.

#### Bedroom 3

Located on the first floor, this bright and airy double room enjoys stunning views and treble-aspect windows, allowing an abundance of natural light to pour in.

#### Bedroom 4

On the first floor, a good size double bedroom

#### Bedroom 5

On the ground floor, a further double bedroom

#### Bedroom 6

Located on the ground floor, a further double bedroom enjoying stunning views.

#### Bathroom

Located on the first floor, a fully tiled bathroom comprising a bath with shower over, wash hand basin with storage beneath, WC, and heated towel rail.



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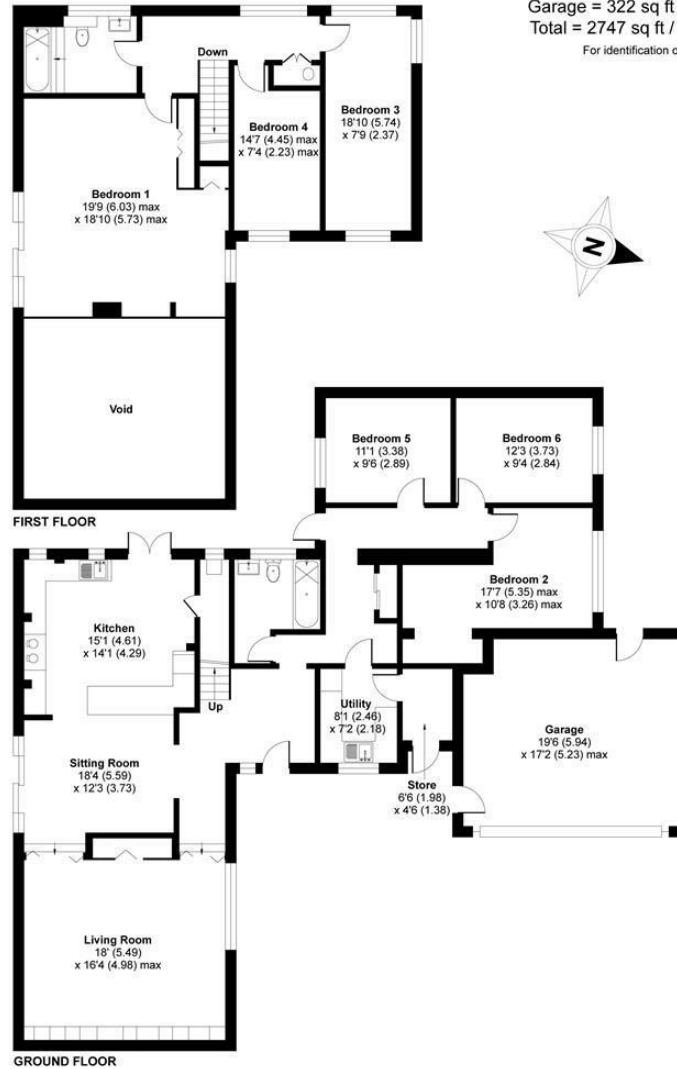
## Cockpole Green, Wargrave, Reading, RG10

Approximate Area = 2425 sq ft / 225.2 sq m (excludes void)

Garage = 322 sq ft / 29.9 sq m

Total = 2747 sq ft / 255.1 sq m

For identification only - Not to scale



# 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.