FARMER & DYER

RESIDENTIAL SALES & LETTINGS

ORCHARD FIELD, GALLOWSTREE COMMON READING, RG4 9DT

Price Guide £835,000

A rarely available and particularly spacious four bedroom extended detached bungalow, with double width garage and parking, set in a generous level and secluded corner position in a favoured cul-de-sac on the outskirts of Gallowstree Common approx. one mile from Sonning Common village. Set within the South Oxfordshire countryside, presented in good order with scope to enhance. No chain

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SITUATION

Orchard Field is peacefully positioned in a corner position in a quite cul-de-sac of just five properties, while Gallowstree Common is a semi-rural village within the South Oxfordshire countryside, there are local schools nearby with Sonning Common village approximately one mile distant. Reading is approximately six miles with the station serving London Paddington 25 minutes or Henley is approximately six miles. The property, extended over the years, providing spacious four bedroom accommodation providing scope to enhance while occupying a generous level secluded corner position with detached double garage and plenty of parking

ENTRANCE

Covered entrance porch and double glazed front door to

RECEPTION HALL

With radiator, built in cloaks cupboard with meters, airing cupboard housing hot water tank with slatted shelving

LIVING ROOM

With double glazed sliding patio doors to patio and garden, two radiators and double doors through to

DINING ROOM

Dual aspect with side aspect double glazed window and rear double glazed sliding patio door to paved patio and garden, radiator

STUDY

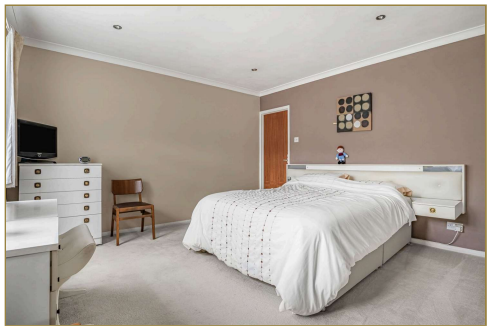
Front aspect double glazed window, radiator

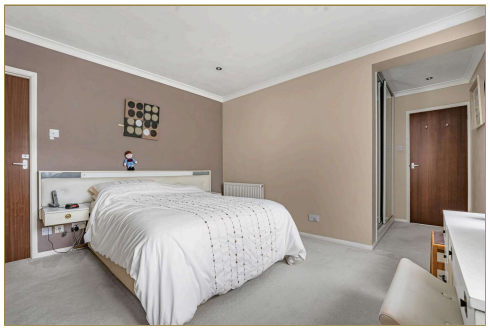
FITTED KITCHEN/BREAKFAST ROOM

Dual aspect with double glazed windows and double glazed kitchen side door comprising single drainer one and a half bowl stainless steel sink unit with mixer tap and cupboards under, further extensive range of both floor standing and wall mounted eye level units with laminated roll edged work surfaces and tiled surrounds. Gas cooker point, fitted extractor, plumbing for washing machine and dishwasher, space for tumble dryer, breakfast bar, radiator, appliance space for fridge/freezer and concealed lighting

BEDROOM ONE

With rear aspect double glazed window, radiator, built in double width wardrobe with floor to ceiling mirror fronted sliding doors and doors to





EN SUITE SHOWER ROOM

Comprising fully tiled double width shower, inset wash hand basin with cupboard space below, W.C., contrasting tiled walls and floor, side aspect obscure double glazed window and extractor

BEDROOM TWO

Dual aspect double glazed windows, wash hand basin with cupboard space below, radiator and built in double wardrobe with cupboard space below

BEDROOM THREE

With front aspect double glazed window, radiator, twin built in double wardrobes with cupboard space above

BEDROOM FOUR

With side aspect double glazed window and radiator

BATHROOM

Comprising steel bath, wash hand basin, tiled surrounds, radiator and front aspect obscure double glazed window

SEPARATE W.C.

With wash hand basin, cupboard space, radiator and front aspect obscure double glazed window

GARDEN

The property occupies a generous level and secluded plot, the main rear south west facing garden laid to lawn with maturing bordering trees, evergreens and timber fenced enclosures, with side patio area and water feature and adjacent patio at the rear and extending along the side of the property with further side gardens laid to lawn with addition trees shrubs and evergreen. Side access front to rear via wrought iron gate with timber storage shed and boiler cupboard housing gas boiler. Side access to garage

OUTSIDE
The front of the property is entered via a sweeping block paved driveway leading to

DETACHED DOUBLE WIDTH GARAGE
With electrically operated up and over door, power and light and useful eaves storage space, rear window, side access

FRONT GARDEN
The driveway provides parking and turning for a number of vehicles with open lawn garden area with shrubs and hedging

DIRECTIONS
Leave Caversham via St. Peters Hill and Woodcote Road passing through Mapledurham for three miles turning right at Cane End into Horsepond Road, right into Reades Lane and right into Orchard Field

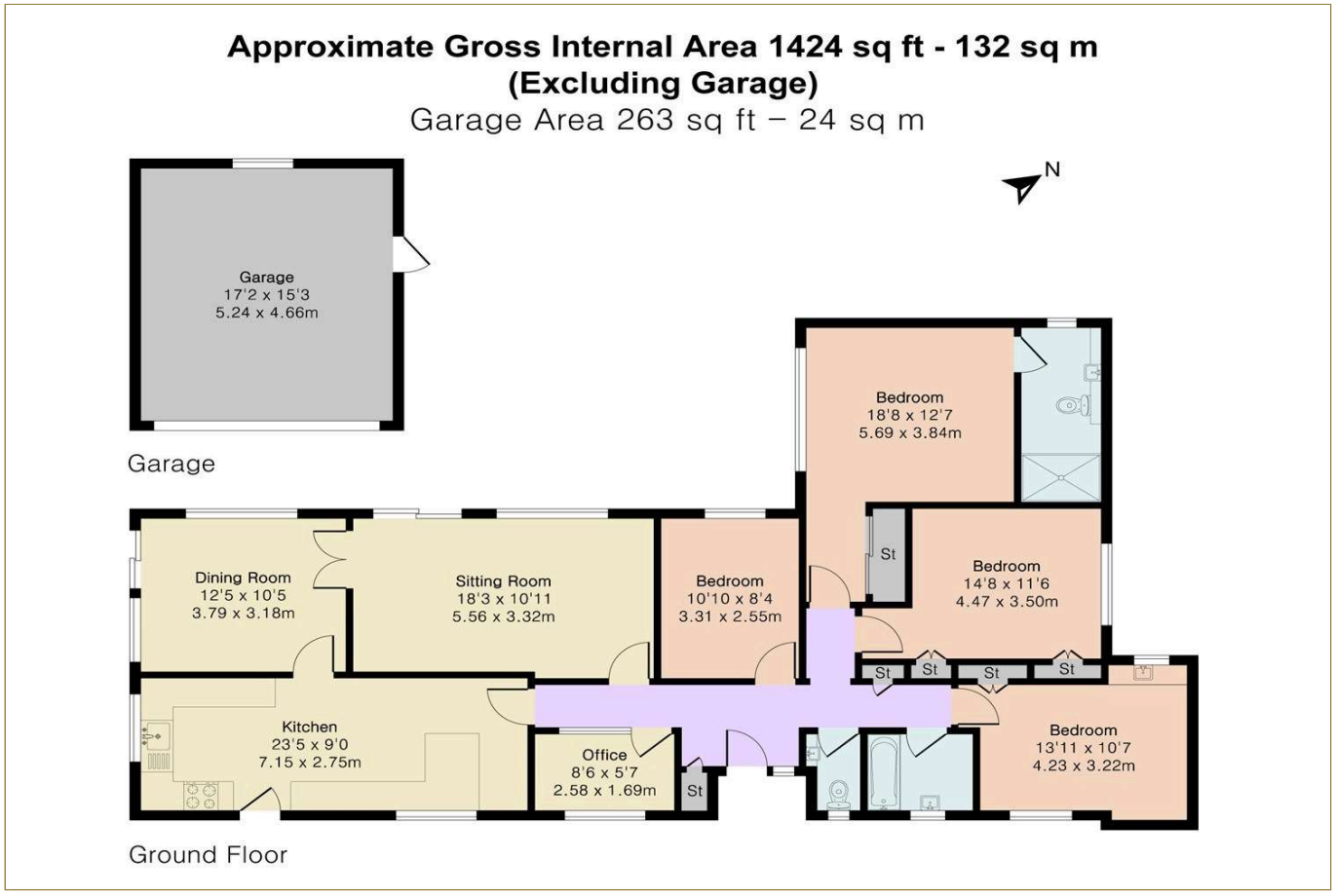
TENURE
Freehold

COUNCIL TAX
Band E

FREE MORTGAGE ADVICE
We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT
Energy Rating E

To view the full EPC for this property, you can access the national database with the following web address: https://find-energy-certificate.service.gov.uk/energy-certificate/1200-1456-0822-4699-3563

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale