

**HASLAM'S**  
.net



Chain Cottage, Wokingham Road, Reading, RG10 0RU

£625,000

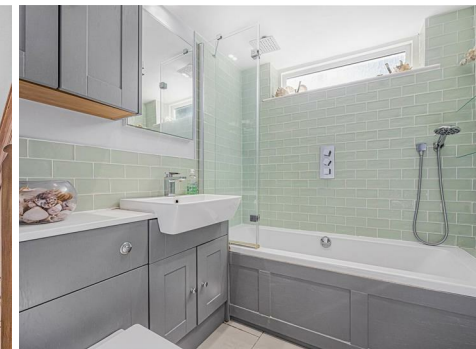
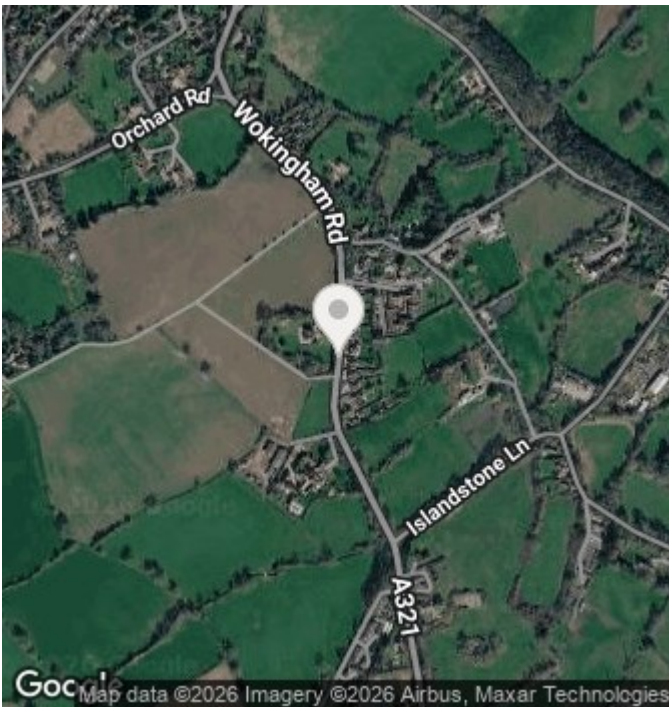
A charming three-bedroom period cottage, believed to date back to the 18th century, thoughtfully extended and updated to create a stylish and characterful family home. Set in the sought-after village of Hurst, the property offers a perfect balance of tranquillity and convenience, surrounded by open countryside and close to the River Loddon and Dinton Pastures Country Park. The accommodation blends period character with contemporary design. A spacious living room features exposed beams, brickwork and a wood-burning stove, with oak flooring throughout and an open staircase with glass balustrade. The kitchen/dining room forms the heart of the home with a lantern roof and bi-fold doors opening onto the garden. A separate snug or guest room provides flexibility, alongside a cloakroom/utility room. Upstairs are three well-proportioned bedrooms and a modern bathroom. The rear garden is a standout feature, with a paved terrace leading to a level lawn, additional seating areas, and a high degree of privacy. The property also benefits from driveway parking and a 20ft garage with attached workshop. Hurst is a highly regarded village with a strong community feel, well-served by local amenities and excellent schooling, including St Nicholas' C of E Primary School and the independent Dolphin School.





- Option of 4 bedrooms
- Village setting overlooking farmland to front
- Living room with log stove
- Kitchen-breakfast room with bifolds to garden
- Snug/Family room(Bedroom 4); Ground floor WC
- Garage & driveway; Established private garden

Council tax band E  
Council- Wokingham





### Garden

The garden features a paved patio, ideal for entertaining and the lawned garden has shrub beds and leads to an area of timber decking positioned to enjoy the afternoon sun. There is also a useful shed and side door and rear doors access to the garage and workshop.

### Additional information:

#### Parking

The property driveway parking with a single garage.

Property construction – Standard form

#### Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

#### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

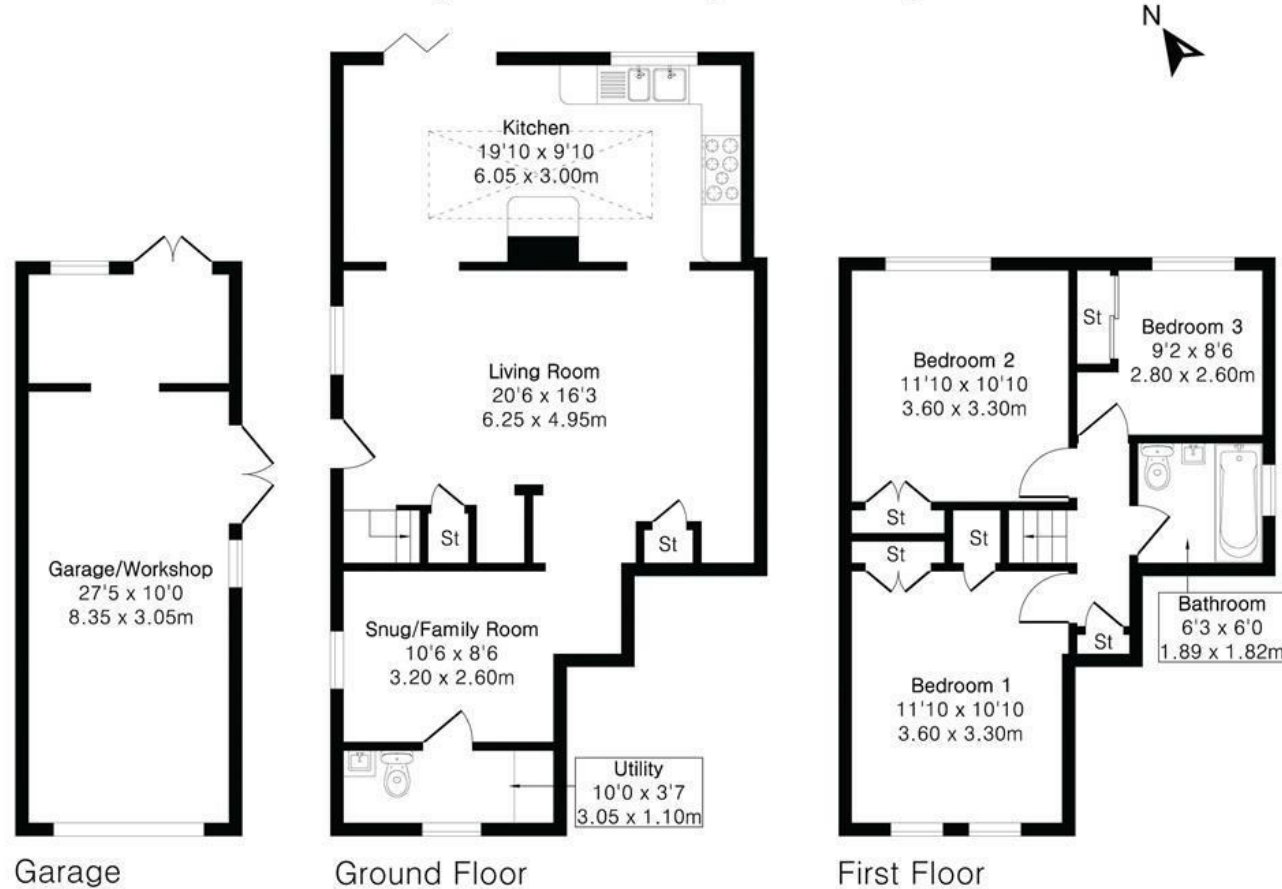


# Approximate Gross Internal Area 1380 sq ft - 128 sq m (Including Garage)

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 274 sq ft – 25 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.