



**Old Parsons Cottage,  
Farley Hill,  
Berkshire, RG7 1UY**

**£895,000 Freehold**



This well presented five bedroom detached character cottage is set in a secluded location offering panoramic views across Berkshire countryside. The versatile accommodation comprises entrance hall, living room with open fire, kitchen/dining room with French doors onto the patio area, study, utility room and cloakroom. There are five first floor bedrooms, including master bedroom with en suite facilities, and a family bathroom. The property also benefits from a smart garden office, well stocked garden, a single garage and ample parking.

- Stunning location surrounded by fields
- Spacious kitchen/dining room
- Master bedroom with en suite
- Over 2100 sq ft of space
- Dual aspect living room
- Garden office

The rear garden is enclosed by hedges, laid mainly to lawn with mature shrub and plant borders. An area of Indian sandstone patio runs across the rear of the cottage with steps up to the lawn. A path, covered by a wooden pergola, leads to an insulated garden office with light and power. Gated side access leads to the walled front garden with ample driveway parking and a garage.

Old Parsons Cottage is located on the edge of the desirable village of Farley Hill, the property enjoys a semi-rural setting surrounded by fields with easy access to Wokingham and Reading. The area offers excellent transport links, countryside walks, and a selection of well regarded local schools in nearby Arborfield, making it ideal for families seeking both character and convenience.

Council Tax Band: F (Subject to change)  
 Local Authority: Wokingham Borough Council  
 Energy Performance Rating: F





## Farley Hill, Reading

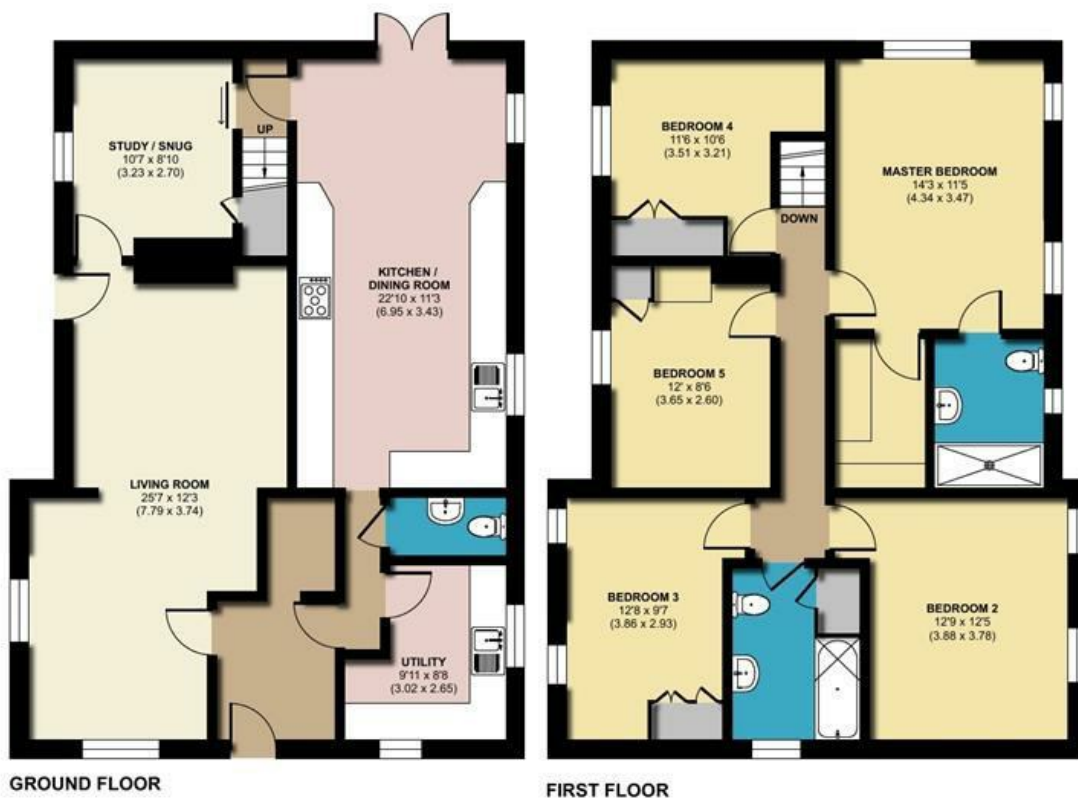
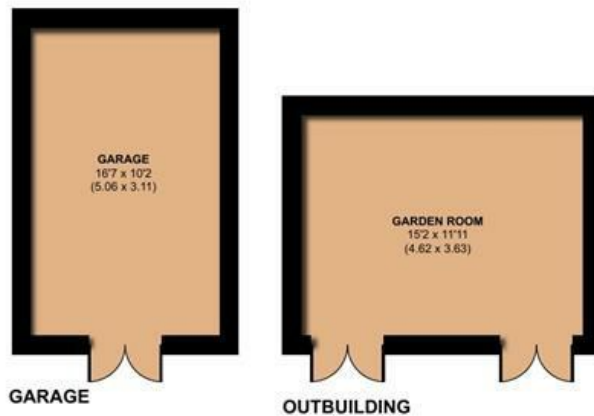
Approximate Area = 1787 sq ft / 166 sq m

Garage = 169 sq ft / 15.7 sq m

Outbuilding = 181 sq ft / 16.8 sq m

Total = 2137 sq ft / 198.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1424990

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N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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