PROPERTY AGENTS
JPKnight



Fairfields, Church Lane, Dunsden Green, RG4 9QD







Fairfields, Church Lane, Dunsden Green

A spacious 3-bedroom detached property occupying a generous plot, offering excellent potential for modernisation and improvement. The property benefits from well-proportioned accommodation, a double garage, ample off-road parking and a generous rear garden enjoying attractive open views across adjoining fields.

Dunsden Green, is a small and attractive rural village offering a peaceful countryside setting within convenient reach of Reading and the surrounding Thames Valley. The parish encompasses a lovely green and is characterised by open countryside, established woodland and attractive walking routes. Dunsden is situated close to Reading, providing access to a wider selection of shops, restaurants, leisure facilities and transport connections while retaining a rural village atmosphere.

Tenure - Freehold

The entrance hall features stairs rising to the first floor and a useful storage cupboard. A cloakroom provides a wc and hand wash basin.

Double doors open into the living room, which enjoys a window to the front aspect and further double doors opening directly onto the rear garden. The room features an attractive exposed brick chimney breast, log burning stove, beamed overmantel and brick hearth, complemented by useful shelving and storage cupboards within the recesses either side. Additional storage areas provide further practicality.

The dining room is positioned to the front of the property and benefits from two windows, allowing plenty of natural light, together with a serving hatch through to the kitchen.











Situated to the rear, the kitchen overlooks the garden through two windows and offers a range of base units, two sink and drainer units, a fitted oven, appliance spaces and room for a table. Two storage cupboards provide additional space. The kitchen would benefit from modernisation, offering an excellent opportunity for a purchaser to create a contemporary kitchen tailored to their own requirements. A door leads through to the garage. The double garage features two up-and-over doors and benefits from a further door providing direct access to the rear garden.

Upstairs the landing incorporates a useful storage cupboard.

The principal bedroom features fitted double wardrobes and an en-suite bathroom comprising a bath with hand-held shower attachment, bidet, wc and wash hand basin.

Bedroom 2 is also a double room with fitted double wardrobes, while bedroom 3 offers flexibility as a bedroom, home office or study.

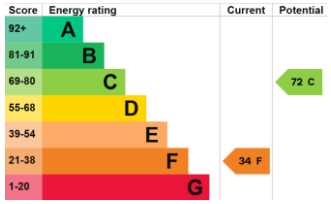
The family bathroom comprises a bath with hand-held shower attachment, wash hand basin and wc.

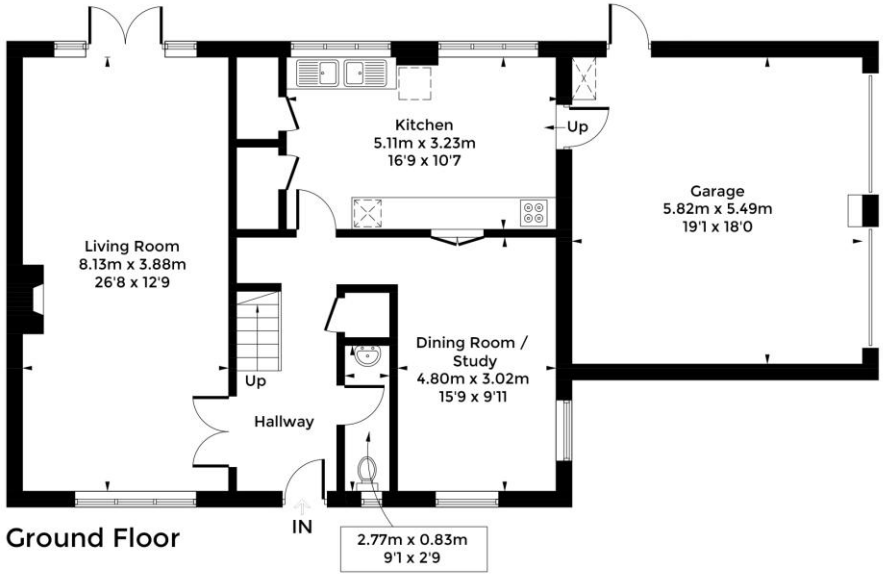
To the front, the property is approached via a paved pathway with lawned areas to either side and established borders. Mature shrubs and trees provide greenery and a degree of privacy, while a substantial gravel driveway offers off-road parking for numerous vehicles. A side gate, within an attractive brick wall provides access to the rear garden.

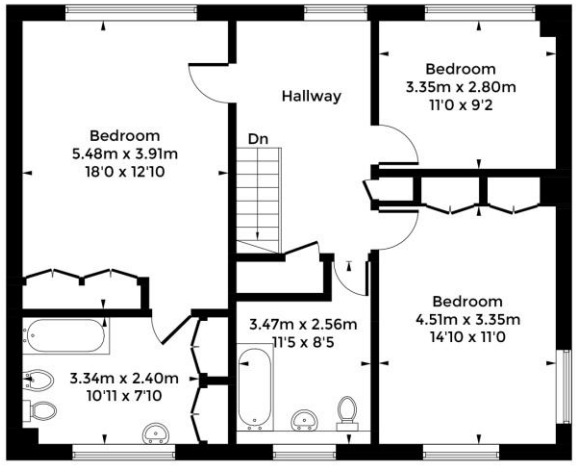
The generous rear garden features a large, paved patio, ideal for outdoor dining and entertaining, together with established plants, mature trees and a substantial border. The garden is predominantly laid to lawn and incorporates a pond area. A particularly appealing feature is the open outlook across adjoining fields, creating a lovely sense of space and a pleasant rural aspect.

Approximate Gross Internal Area = 197.7 sq m / 2128 sq ft
(Including Garage)

Directions: From our office continue onto Reading Road, at the roundabout, take the 1st exit onto Nosworthy Way at the roundabout, take the 2nd exit onto Port Way /A4074, continue to follow A4074 turn left onto Horsepond Road, turn right onto Reade's Lane, which becomes Kennylands Road, turn left onto Bird in Hand Lane, continue onto Row Lane, turn left onto Church Lane turn right to stay on Church Lane.







Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

The Property Ombudsman

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