



**Coopers Pightle  
Kidmore End, Reading, RG4 9AZ**

**£1,250,000**

Set within this highly sought after and picturesque South Oxfordshire Village that offers easy access to Henley, Oxford and Reading station with its fast links to London is this great sized detached house. The property offers flexible space on the first floor with five/six bedrooms and two bathrooms. On the ground floor there is a great sized living room with a fire place, separate dining room with a log burner and a kitchen / diner. In addition there is an office area and guest WC. To the front there is a large driveway and a double garage. To the rear there is a fantastic garden that stretches approximately 130ft. To appreciate the space on offer call now to view.

## Coopers Pightle, Reading, RG4 9AZ

- Detached house on a generous plot
- Sought after village location
- Light and airy Kitchen / diner
- Great sized garden that stretches approximately 130ft
- Council tax band G
- Flexible space offering five or six bedrooms
- Two good sized reception rooms
- Potential to extend STP
- Double garage large driveway and an EV charger
- EPC rating C

### Hallway



A good sized carpeted hallway with an understairs storage cupboard, stairs to the first floor, archway to the office area and doors to:

### Living room

25'5 x 15'11 (7.75m x 4.85m)



A good sized room with a feature fire place, double glazed doors and windows to the patio with views over the garden. Carpeted and two windows to the front garden.

### Dining room

18'5 x 11'9 (5.61m x 3.58m)



A room perfect for entertaining with double glazed doors and windows to the patio that offers great views over the garden. Carpeted, cast iron log burner and a door to the kitchen.

### Kitchen / diner

21'1 x 11'8 (6.43m x 3.56m)



A good sized kitchen / diner with ample wall and base units. Stone work surfaces with an inset sink and drainer, double oven, induction hob extractor, dishwasher, fridge freezer and large larder. Good sized windows offering views over both the rear and front garden. Tiled floor and splash backs.

# Coopers Pightle, Reading, RG4 9AZ

## Office area

9'1 x 7'8 (2.77m x 2.34m)



A light and airy space with a window to the front and door to the living room.

## Bedroom one

16'3 x 11'2 (4.95m x 3.40m)



Offering views over the attractive garden is this good sized room. Carpeted and ample fitted wardrobes and draws.

## WC



Comprising of a WC and wash hand basin with a window to the front.

## Bedroom two

15'11 x 11'4 (4.85m x 3.45m)



A great sized room with space for wardrobes and a large window that offers views over the attractive garden.

## Landing



A good sized landing with ,loft access, window to the front, airing cupboard and doors to:

## Coopers Pightle, Reading, RG4 9AZ

### Bedroom three

13'11 x 10'4 (4.24m x 3.15m)



A bright room with a window to the front, carpeted and ample space for wardrobes.

### Bedroom five

9'9 x 8'11 (2.97m x 2.72m)



A light and airy room with a window to the side and space for wardrobes.

### Bedroom four

11'3 x 10'10 (3.43m x 3.30m)



Offering views over the attractive garden is this good sized room, carpeted and ample fitted wardrobes.

### Bedroom six

7'6 x 6'2 (2.29m x 1.88m)



Offering views to the front is this light and airy room currently used as an office.

## Coopers Pightle, Reading, RG4 9AZ

### Bathroom

7'10 x 6'2 (2.39m x 1.88m)



A good sized bathroom comprising of a paneled bath, wall mounted shower, wash hand basin, WC and a frosted window to the front. Tile effect flooring and tiled walls.

### Shower room

7'11 x 5'2 (2.41m x 1.57m)



A modern shower comprising of a shower, wash hand basin and a WC. Frosted window to the front, tile effect flooring and fully tiled walls.

### Double garage

19'2 x 16' (5.84m x 4.88m)



A good sized double garage with a roller door and a door to the garden. To the rear there is a utility area with a sink and drainer, recess for the washing machine and dryer.

### Front garden



A good sized front garden with driveway parking for several cars and an EV charger. There is an area laid to lawn and side access.

**Rear garden**



A fantastic garden that stretches approximately 130ft. There is a paved patio area that is ideal for those summer BBQ's. The garden is mainly laid to lawn with shrub borders, several conifers, birches and apple trees. To the rear there is green house with power, a garden shed and a vegetable patch.

**Services**

Water. Mains

Drainage. Sewage treatment plant ( septic tank replaced in 2024)

Electricity. Mains

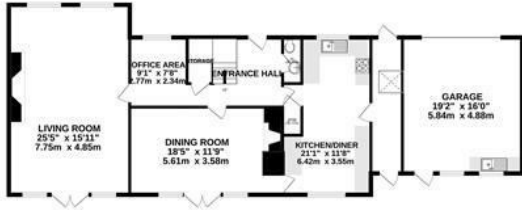
Heating. Gas

Appliances: All the appliances are untested

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR  
1430 sq.ft. (132.9 sq.m.) approx.



1ST FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 2520 sq.ft. (234.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	76
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

