1 Ivy Cottages Crookham Common Road, Brimpton, Reading, Berkshire, RG7 4SY
Offers In Excess Of £480,000 Freehold

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- Characterful 1860's Semi-detached Cottage
- Generous And Private Rear Garden With Countryside Views
- Spacious Living Room With Feature Dual Fuel Log Burner
- Covered Veranda Ideal For Outdoor Entertaining
- Driveway Parking For Multiple Vehicles
- Conveniently Positioned For Reading, Newbury & Thatcham
- Three Well-Proportioned Bedrooms
- Separate Fitted Kitchen And Breakfast Room
- Summer House/Garden Office Perfect For Home Working
- Large Garage And Workshop With Additional Storage

This charming and characterful 1860's semi-detached cottage enjoys a delightful semi-rural position, conveniently situated for Reading, Newbury and Thatcham, while benefitting from generous gardens, far-reaching views, ample parking, a substantial garage/workshop and a versatile summer house/garden office.

The property offers surprisingly spacious and naturally bright accommodation arranged over two floors and is entered via an entrance porch leading into a generous living room featuring a charming log burner, creating a warm and inviting focal point and exposed beams. The fitted kitchen is complemented by a separate breakfast room, while the ground floor further benefits from a bathroom and separate WC.

On the first floor, three well-proportioned bedrooms provide flexible accommodation suitable for families, guests, or home working whilst enjoying lovely country side views.

Externally, this desirable home continues to impress with a covered veranda, ideal for outdoor seating and entertaining, overlooking the beautifully maintained and generous rear garden. The garden is predominantly laid to lawn with a terrace area and an additional parcel of garden to the side with a dedicated vegetable patch, all enjoying lovely views across neighbouring fields.

To the front, the property benefits from driveway parking for approximately three vehicles, alongside a large garage/workshop. Positioned behind the garage is a useful summer house/garden office, offering excellent potential for those working from home, hobbies, or additional storage.

The property is one of a pair of attractive Victorian roadside cottages, well positioned for access to nearby villages and towns. Brimpton offers a popular Village Hall and nearby schools, church, hairdressers providing the local area a strong community feel. Further amenities can be found in nearby Thatcham, including shops, supermarkets, restaurants, cafes and leisure facilities. Excellent transport links are available via Thatcham railway station with direct services to London Paddington, as well as easy access to the A34 and M4 motorway network.

Services: Electricity, Wi-Fi, mains water and drainage connected, heating via Dimplex electric heaters.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.
West Berkshire Council - Band E

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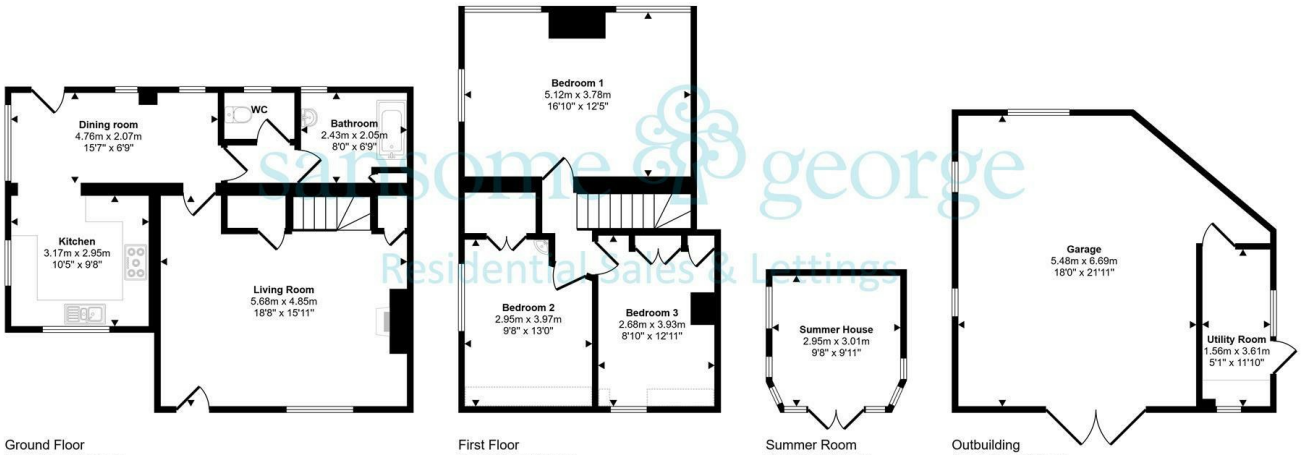
Approx Gross Internal Area
161 sq m / 1738 sq ft



Ground Floor
Approx 59 sq m / 638 sq ft

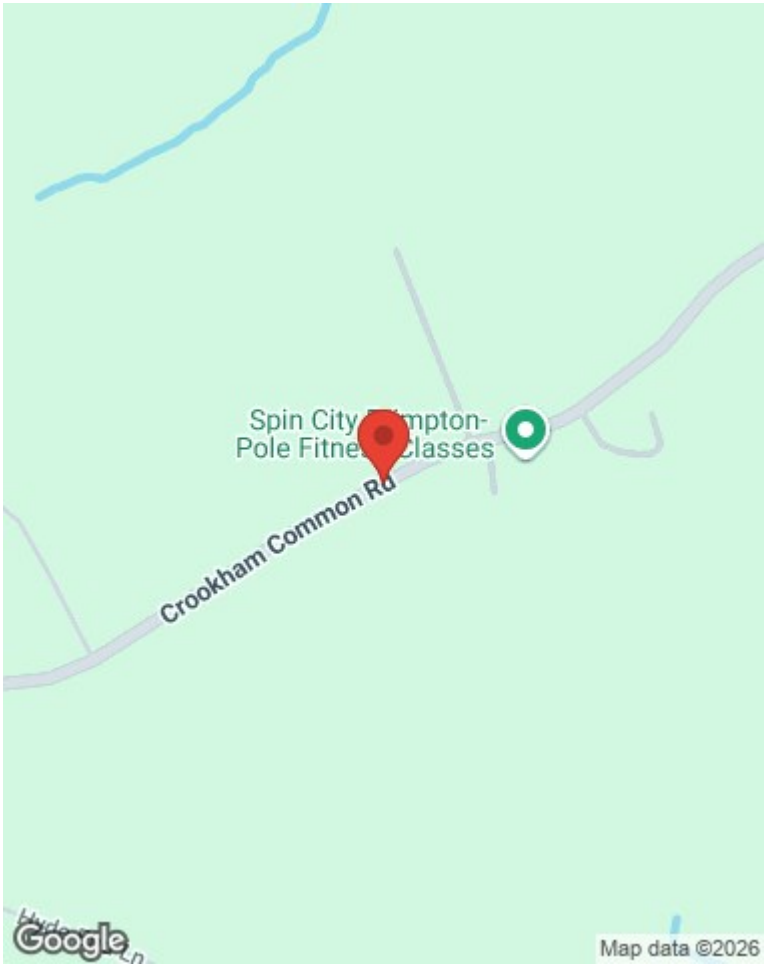
First Floor
Approx 50 sq m / 535 sq ft

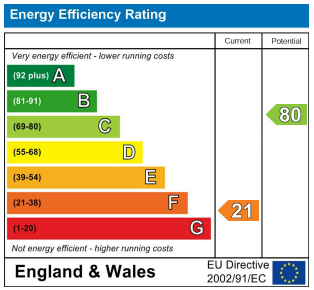
Summer Room
Approx 9 sq m / 94 sq ft

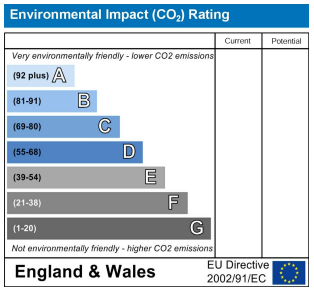
Outbuilding
Approx 44 sq m / 471 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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