

BROCKENDENE



Five
bedrooms



Three
bathrooms



Stable
yard



1.5 Acres
Paddock and Gardens



Direct countryside
walks

FOXHILL, FARLEY HILL, READING, BERKSHIRE, RG7 1UH



RURAL LIVING. MODERN COMFORT.
EXCEPTIONAL CONNECTIONS.

A wonderful family home set on elevated position in the popular rural village of Farley Hill with a stunning plot of around 1.5 acres.

Farley Hill is a picturesque village on the outskirts of Reading, set within the rural parish of Swallowfield. Surrounded by open countryside, mature woodland and historic properties like Farley Hall and Farley Court, the village offers a peaceful, community- oriented lifestyle. At its heart is the Victory Hall, a historic community hub that hosts local events and activities throughout the year. The village green and nearby walking trails provide opportunities for outdoor recreation, while the surrounding area is dotted with bridleways and scenic routes ideal for walkers, cyclists, and nature lovers.



Families are well-served by the local Farley Hill Primary School, a welcoming and well- rated school known for its strong community feel. Secondary schools, including Bohunt Wokingham and Oakbank, are located in neighbouring areas and are easily accessible.



Though Farley Hill enjoys a rural feel, transport links are convenient, with nearby train stations offering direct services to Reading and London, and bus routes connecting to local towns. The M3 and M4 motorways are also within easy reach, making commuting straightforward. For leisure, residents can take advantage of the cultural, shopping and dining offerings in Reading, while still enjoying the tranquillity and charm of village life.



The property has been completely remodelled by the current owners and is finished to a high standard throughout.

There is also scope and potential to extend further, subject to the usual planning permissions, as the property has previously had planning which has now lapsed.





To the ground floor, there is a spacious hallway with feature spiral staircase leading to the first floor. From the hallway, you have access to the family room, utility room, cloakroom and sitting room. You also have access to the wonderful, refitted kitchen/breakfast room, with doors to and views over the beautiful rear garden. Off the kitchen is the dining room, which also leads through to the sitting room.

To the first floor, the master bedroom has an en-suite. There are four further good- sized bedrooms, and en-suite to bedroom two and a family bathroom. Outside, the grounds extend around the side and the rear of the property and is mainly laid to lawn with stunning views. This wonderful plot is around 1.5 acres.



SELLERS VIEW

"This house has a lovely setting with far-reaching views and has been an enjoyable place to live! A great space for equestrian activities with that real countryside feel but not too far from conveniences."



KEY FEATURES



Five bedrooms



Three bathrooms



Beautiful open-plan kitchen



Three spacious reception rooms



Utility and cloakroom



Double garage



Rural village location



Circa 1.5 acre plot



Council tax band G, EPC rating





Kitchen
GroundFloor



Living Room
Ground Floor



Dining Room
Ground Floor



Entrance Hallway
Ground Floor

9/14



Bathroom
Ground Floor

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Sitting Room

Ground Floor



Master Bedroom

First Floor





Bedroom 2 & 4
FirstFloor



Bathroom

First Floor



Farley Hill, Reading, RG7

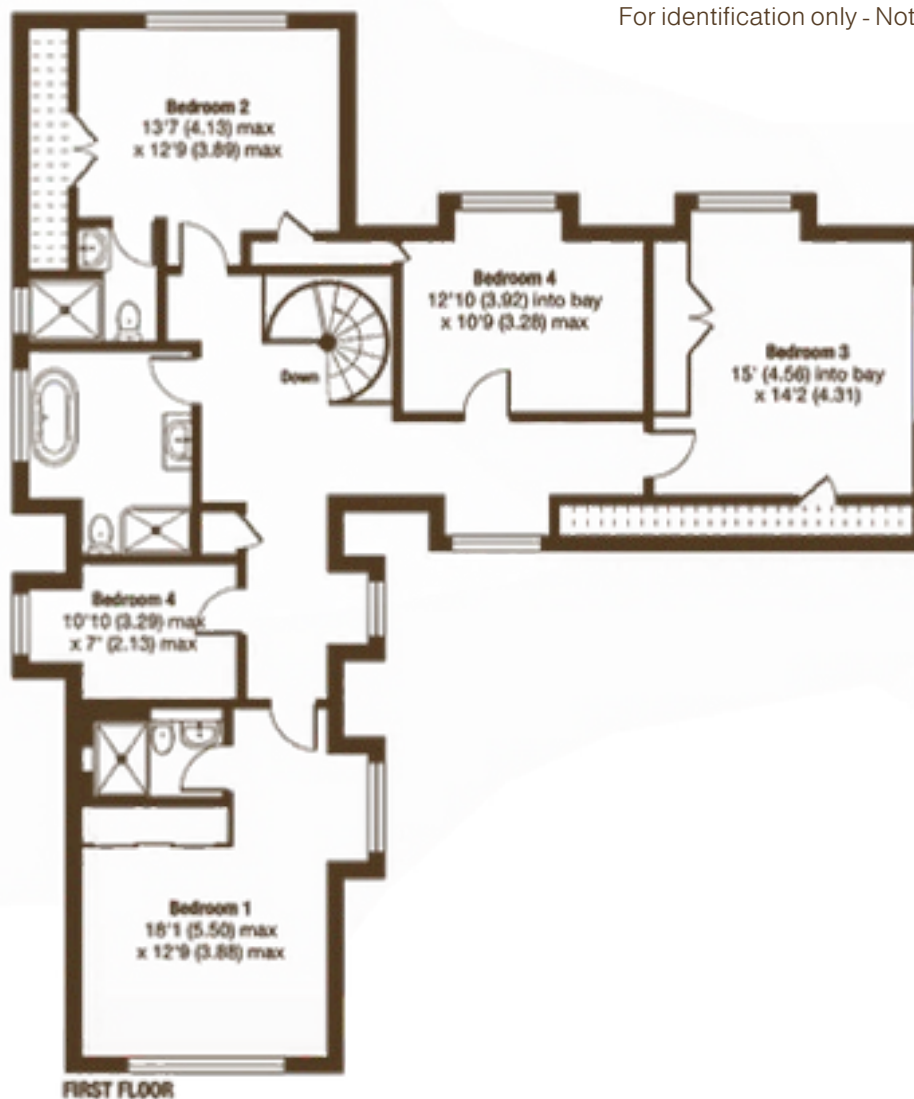
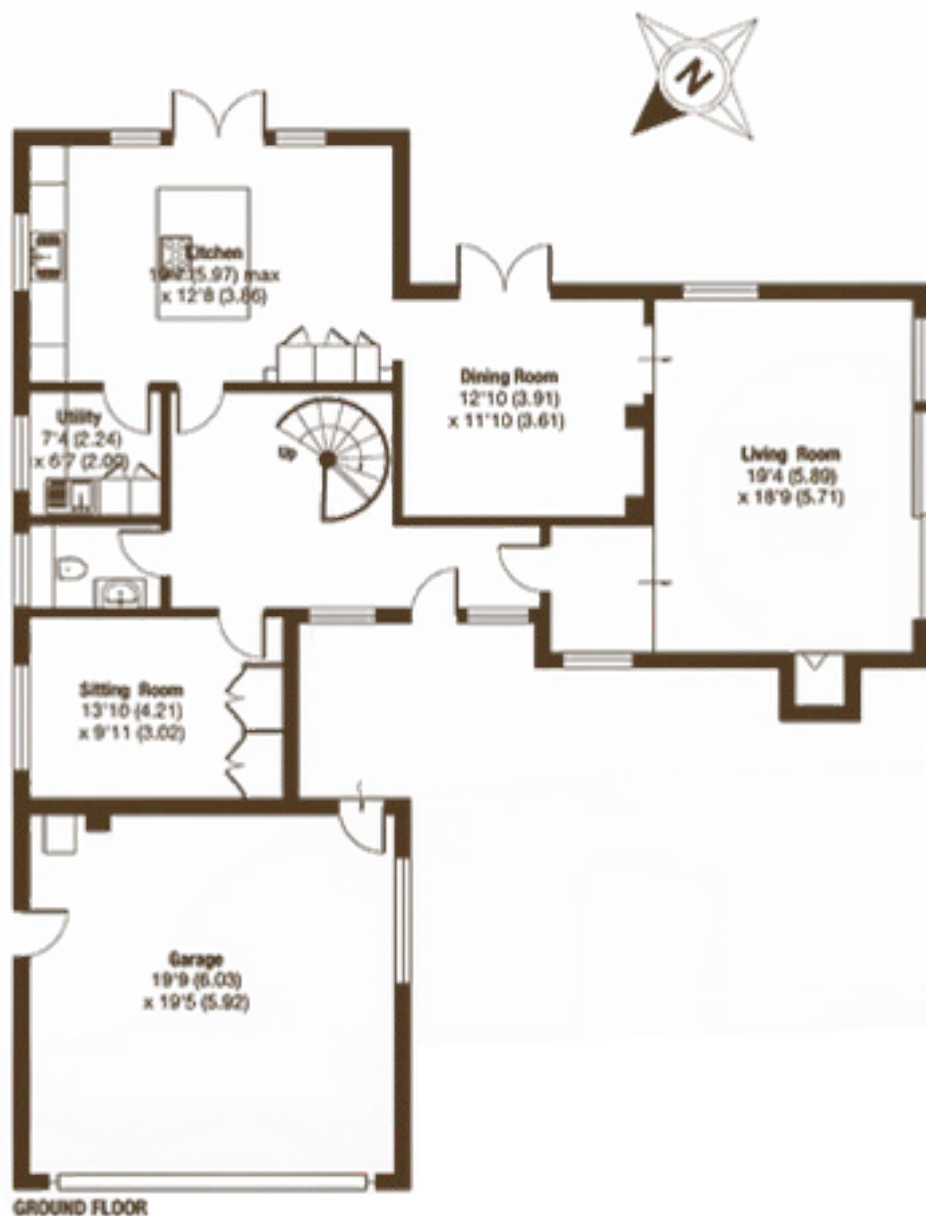
Approximate Area = 2357 sq ft / 218.9 sq m

Limited Use Area(s) = 75 sq ft / 6.9 sq m

Garage = 371 sq ft / 34.4 sq m

Total = 2803 sq ft / 260.2 sq m

For identification only - Not to scale





GUIDE PRICE £1,490,000

BROCKENDENE

INFO@HIGHLEA.COM

BROCKENDENE.COM

0208 0591054