



RUSCOMBE TURN

RUSCOMBE RG10



RUSCOMBE TURN IS A WELL- PRESENTED PERIOD COTTAGE

Originally dating back to the 1800s, the property retains a wealth of period features, while benefiting from a carefully considered refurbishment that enhances both its layout and functionality.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains, Electricity, Gas, Water and Private Drainage

Guide Price : £1,100,000



THE PROPERTY

Designed to make the most of its wonderful gardens, this property is often enjoyed via the rear entrance, meaning you'll typically find yourself arriving through the enclosed porch and into the attractive boot room. The boot room is thoughtfully finished with stone flooring, exposed brickwork and practical built-in storage. From here, the space opens into a light-filled open-plan dining area, where bi-folding doors lead out to the south-facing patio and beautifully landscaped gardens.

The stunning triple-aspect kitchen is a true focal point of the home, complete with a central island and a range of bespoke eye and base level units. This bright and inviting space connects with the dining area and opens onto the wrap-around terrace via bi-fold doors, making it ideal for both everyday living and entertaining. A well-appointed utility room sits adjacent to the kitchen, offering further storage, a sink, and space for laundry appliances.







THE PROPERTY (CONTINUED)

From the kitchen, a doorway leads into the hallway and onwards to the charming sitting room. This characterful space features a large bay window and an attractive stone fireplace with a wood-burning stove, creating a warm and inviting atmosphere.

At the opposite end of the house, the family room provides flexible accommodation and could easily serve as an additional bedroom suite, thanks to the inclusion of a ground floor WC and shower room.

Upstairs, the principal bedroom enjoys triple-aspect views over the garden and benefits from fitted wardrobes. There are two further double bedrooms, along with a beautifully fitted family bathroom featuring a separate shower cubicle.

Completing the property is a recently constructed annex/studio, designed to complement the main house. This versatile addition features a large open-plan room with vaulted ceilings, a kitchenette, an en suite shower room, and bi-folding doors that open onto the patio, ideal for guests, home working, or additional living accommodation.

GARDEN AND GROUNDS

Externally, a five-bar gate opens onto a spacious driveway offering secure off-road parking for multiple vehicles. The gardens have been thoughtfully landscaped, boasting mature trees, well-stocked borders, and raised beds. A natural stone patio wraps around the rear of the property, providing a variety of seating and entertaining areas while seamlessly linking the kitchen, dining room, and family room with the outdoor space.

Behind a row of fruit trees is an additional woodland area, great potential for garden project.



SITUATION

The property is ideally positioned for London commuting, combining a peaceful, semi-rural setting with excellent connectivity. Twyford station is just a seven-minute walk across the recreation ground, providing fast and frequent services to Paddington via the Elizabeth Line (Crossrail).

While the house feels tucked away and surrounded by open space, with a real sense of countryside living and minimal neighbouring properties, the town centre and wider community are only a short and direct walk away. Road connections are equally convenient, with the M4 offering swift access to the national motorway network.

Twyford offers a range of shopping facilities with a large Waitrose in the town centre along with a good selection of independent shops and boutiques. Further amenities can be found both in Henley-on-Thames and Reading.

The area is very well served for schooling with an excellent selection available within close proximity to the house. The surrounding countryside is ideal for country pursuits and is well served with bridleways and footpaths for horse riding, cyclists and walkers.







Ruscombe
Turn

**Approximate Gross Internal Area 2074 sq ft - 193 sq m
(Including Annexe)**

Ground Floor Area 1042 sq ft – 97 sq m

First Floor Area 727 sq ft – 68 sq m

Annexe Area 305 sq ft – 28 sq m



(Including Annexe)
Approximate Gross Internal Area = 193 sq m / 2074 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Matt Davies
01491 844903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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