



WASING WOOD EDGE, BRIMPTON COMMON

Berkshire, RG7 4RY



# A WONDERFUL FIVE-BEDROOM PERIOD HOME.

Occupying a highly sought-after location on the edge of Brimpton Common, the property enjoys immediate access to hundreds of acres of woodland. With origins dating back to the mid-19th Century, this elegant house combines timeless character with superb family living.



5      3      4      EPC

Local Authority: West Berkshire

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage.



## RURAL YET CONVENIENT POSITION

The house offers generous and versatile ground floor accommodation. A large and welcoming entrance hall sets the tone, leading to four charming reception rooms ideal for both family life and entertaining. The heart of the home is a fabulous family kitchen with double doors out to the garden, complete with a walk-in pantry and adjoining utility room. A ground floor WC completes the layout. Upstairs, the principal bedroom features an en suite bathroom, while a guest bedroom also benefits from its own en suite. There are three further bedrooms served by a family bathroom.

The grounds are a real highlight—extensive and beautifully mature, approaching one acre. A wide expanse of lawn is complemented by a stone terrace perfect for outdoor dining, floral beds and a charming small orchard that enhances the idyllic rural setting.







Approximate Floor Area = 299.8 sq m / 3227 sq ft  
Garage / Outbuilding = 42.8 sq m / 461 sq ft  
Total = 342.6 sq m / 3688 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.

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