



OLD DUNNINGS, SWALLOWFIELD

Berkshire, RG2 9JZ



DELIGHTFUL CHARACTER WITH OPEN RURAL VIEWS

Old Dunnings is a characterful country house rich in period charm, with exposed beams and fireplaces. Set in gardens and grounds approaching two acres, with swimming pool and far reaching rural views.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Oil fired central heating. Private drainage.

VERSATILE PERIOD PROPERTY, WITH LAND & POTENTIAL

At the heart of the house there is an sitting room and dining both with their own distinct character and strong sense of the house's historical character. The family kitchen forms a welcoming everyday hub. In addition, there is a useful utility room and ancillary spaces.

A notable feature of ground floor is the double bedroom suite, ideal for multigenerational living, guests, or use as a principal bedroom alternative. This suite benefits from its own bathroom facilities and a peaceful outlook. There is also a sauna/shower room.

Upstairs, the principal bedroom enjoys generous proportions and is complemented by a walk in wardrobe, dressing room and en suite bathroom. There are four further bedrooms in total, providing flexible space for family, guests or home working, supported by well appointed bath and shower rooms.

Throughout the property is well presented and there is also excellent scope, (STTP) to extend or reconfigure the accommodation to suit a buyer's needs.







PRETTY GARDENS & RURAL OPEN VIEWS

The house is set well within its plot, approached via lawned gardens and mature planting that enhance privacy and the sense of arrival. A particular highlight is the outdoor swimming pool, set within a paved terrace and enjoying open views across the surrounding countryside—an ideal setting for summer entertaining and family enjoyment.

Beyond the garden the grounds extend to approaching 1.7 acres, offer scope for equestrian use. Neighbouring fields provide a beautiful rural backdrop, reinforcing the property's peaceful setting.





Approximate Floor Area = 265.5 sq m / 2858 sq ft
 Outbuilding = 44.9 sq m / 483 sq ft
 Total = 310.4 sq m / 3341 sq ft



(Including Basement / Loft Room)
 Approximate Gross Internal Area = 686.3 sq m / 7387 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)



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