



Walnut Tree Cottage
Part Lane | Riseley | RG7 1RU

WALNUT TREE COTTAGE

Charming single-storey country home with vaulted kitchen-diner, four bedrooms, landscaped gardens and hidden wild retreat. Set in a peaceful rural position with detached double garage and sweeping in-out drive. Ideal for modern family living.



Accommodation summary

Walnut Tree Cottage – A Charming Single-Level Country Home Ideal for Family Living

Tucked away in a picturesque rural village of Riseley, Walnut Tree Cottage is a beautifully presented single-level home offering a seamless blend of country charm and contemporary comfort—perfectly suited for families seeking space, tranquillity, and a connection to nature.

Set back from the single track road and approached via a sweeping in-and-out gravel driveway, framed by classic post and rail fencing, the cottage immediately impresses with its attractive brick and timber porch. Inside, a welcoming tiled foyer offers generous built-in storage and gives access to two bright and airy double bedrooms with fitted wardrobes, both enjoying front garden views. A well-appointed family bathroom with a corner bath sits at the far end, while to the left, the generous principal bedroom overlooks the rear garden and benefits from built-in wardrobes and a spacious en suite with walk-in shower, WC, and recessed basin.

From the foyer, a hallway leads to a versatile fourth double bedroom, currently used as a home office, and a practical utility room. At the heart of the home is the magnificent open-plan kitchen and dining space, where a vaulted ceiling with inset Velux windows, a bespoke arched feature window, and full-width patio doors combine to bathe the room in natural light. The recently refitted kitchen boasts sleek, handle-free shaker-style cabinetry, marble-effect worktops and upstands, and a breakfast bar—ideal for busy family mornings or casual entertaining.

The dining area with a feature exposed brick wall flows effortlessly into the family living room, where further patio doors open to the garden, and a characterful exposed brick fireplace with timber mantle and wood-burning stove creates a warm and inviting atmosphere.













Seller Insight

“Nestled in the heart of the English countryside, our home offers a peaceful escape with excellent access to local amenities, schools, and outdoor adventures. Located in a friendly neighbourhood, and surrounded by open fields and winding footpaths, it's perfect for those who love walking, cycling, or simply enjoying the beauty of nature.

One of the true joys of this home is the stunning, south-facing garden. Spacious and thoughtfully landscaped, it's a haven for quiet mornings, summer gatherings, and play. Whether it's coffee among the blooms or laughter around the barbecue, the garden has been the soul of many happy moments.

Inside, the house is both welcoming and practical. A bright entrance hall leads to generous rooms throughout, offering flexibility for family life and entertaining. During our six years here, we've modernised the property, creating a warm and functional space that works for modern living. The heart of the home is the light and airy open-plan kitchen and dining area—a sociable space where we cook, share meals, and host friends. The living room, with its wood-burning stove, is our cosy retreat during winter months.

While the setting feels wonderfully secluded, we're well connected. From our doorstep, there are countless countryside walks—a favourite leads to the George & Dragon, a charming country pub. Nearby, you'll find a selection of excellent pubs and eateries, including The Wellington Arms and The Crown, as well as the welcoming Riseley Tearooms and Wellington Farm Shop.

Families are especially well catered for, with Wellington Country Park just minutes away, offering woodland trails and play areas for all ages. The Barns at Wellington offers fitness and padel courts, while Riseley Tennis Club and Wellington Riding are nearby and well-regarded. Daily essentials, a local GP, and excellent schools—both state and independent—are all within easy reach.

Despite the rural charm, transport links are superb. The M4 is close by, and both Reading and Basingstoke offer fast trains into London. In short, this is a home filled with space, light, and comfort—where family life flourishes and everyday moments feel special. We've loved every chapter here, and we hope the next owners will find as much joy in it as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside, the gardens have been thoughtfully landscaped to create distinct zones for both relaxation and play. A generous patio runs the full width of the property and down one side, offering ample space for al fresco dining and entertaining. The expansive lawn, dotted with mature specimen trees, leads to a hidden nature garden—an enchanting wild space accessed via a gate. A charming timber summer house with its own patio, perfect for barbecues or quiet escapes seats neatly at the end of the garden.

To the right of the property, a detached double garage sits discreetly back from the house, while timber side gates on the opposite side provide further access to the rear garden and offer secure storage for additional vehicles or a caravan.

Walnut Tree Cottage delivers rural living at its finest—a thoughtfully designed home that balances lifestyle, comfort, and the peace of the countryside, all within easy reach of local amenities and excellent transport links.

Location - Discover Riseley – A Village Steeped in Charm, Surrounded by Countryside

Tucked away amidst the rolling Berkshire-Hampshire borderlands, the village of Riseley offers the perfect balance of rural tranquillity and modern convenience. A quintessential English village, Riseley is known for its friendly community spirit, attractive period architecture, and unspoilt countryside walks right on the doorstep.

Despite its peaceful, semi-rural setting, Riseley enjoys easy access to the surrounding market towns of Hook, Hartley Wintney, and Wokingham, as well as nearby Reading and Basingstoke. Commuters are well served, with mainline rail services to London available from Reading and Hook, and swift access to the M3 and M4 providing road links to the capital, the South Coast, and Heathrow Airport.

For families, the area boasts a strong selection of local schools, including several well-regarded primaries and sought-after independent options such as Yateley Manor, St Neot's Preparatory School, and Wellington College just a short drive away.

Everyday amenities are available in nearby Spencers Wood, Swallowfield, and Shinfield, while Riseley itself is home to the award-winning Wellington Farm Shop, offering locally sourced produce, a café, and a popular children's play barn. The surrounding countryside offers an abundance of walking and riding routes, with the tranquil Riseley Common and Wellington Country Park providing family-friendly days out all year round.

For those seeking a true sense of escape without sacrificing connectivity or convenience, Riseley is a rare gem—offering timeless village charm, open skies, and a lifestyle rooted in nature.

What3Words - [///post.expensive.email](https://post.expensive.email)





INFORMATION

Services, Utilities & Property Information

Utilities: Water Supply: Thames Water

Sewerage: Private Drainage Septic Tank annual maintenance cost applies of around £300

Heating: Oil and LPG Gas

Electricity Supply: Octopus

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: FTTP Ultrafast Broadband is available in the area, with predicted highest available download speed 49 Mbps and highest available upload speed 8 Mbps. The owners are currently achieving 75Mbps

Tree Preservation Order in place. Situated at the end of the garden.

Garage Parking Spaces: Double garage

Off Road Parking Spaces: 6 plus vehicles'

Construction Type: Standard construction, Brick/Tiles

Tenure - Freehold

Local Authority: Wokingham District Council

Council Tax Band: F

Viewing Arrangements

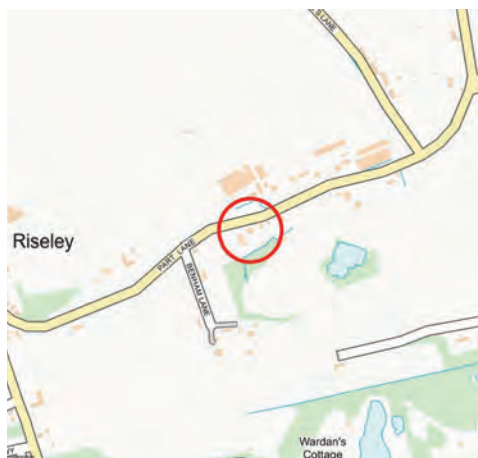
Strictly via the vendors sole agents Fine & Country on +44 (0)1183 248030

Website

For more information visit Fine & Country Reading and Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

TOTAL: 1608 sq. ft, 149 m2
 FLOOR 1: 1608 sq. ft, 149 m2
 EXCLUDED AREAS: GARAGE: 376 sq. ft, 35 m2, PORCH: 15 sq. ft, 1 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

We value the little things that make a home

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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