



**NICHOLAS HOUSE, NELSONS LANE, HURST, READING, RG10 ORR
£1,650,000 FREEHOLD**

**SITUATED IN A RURAL LOCATION AND JUST A SHORT DISTANCE
FROM HURST VILLAGE CENTRE WITH ITS POST OFFICE AND
GENERAL STORE, BAKERY, THREE PUBLIC HOUSES AND HIGHLY
REGARDED PRIMARY SCHOOL.**



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DESCRIPTION:

This superb detached family house occupies a generous gated plot extending to approximately a quarter of an acre with a further gated paddock of just under half an acre all backing on to open farm land. Approached via a brick paved driveway you enter the house via an oak framed porch into a bright entrance hall leading to the ground floor accommodation and an oak stair case leading upstairs. The main reception is double aspect with a DRU Maestro Eco wave LPG gas fire place. Heading through to the rear is a spacious kitchen/breakfast/family room, with two large lantern roofs and bi-fold doors opening into the rear gardens. The kitchen is fitted with handmade and painted soft-close wall and base cabinets with Georgian style doors set on three sides around a large central island and breakfast bar, with an attractive oak mantle incorporating a Westin canopy extractor above a Falcon 5-zone induction top, range cooker. Other integrated appliances include an American style fridge/freezer dishwasher microwave oven and a Caple wine cooler. The utility room also has fitted storage and plumbing for laundry appliances and houses the plant for the air-source heating system pressurised hot water storage. An inner lobby provides access to a study or potential guest room with a shower/cloakroom adjacent and further access to a large garage with electric door.

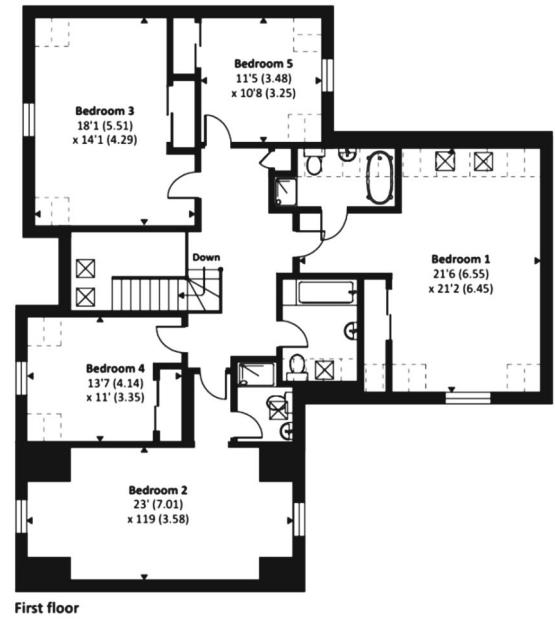
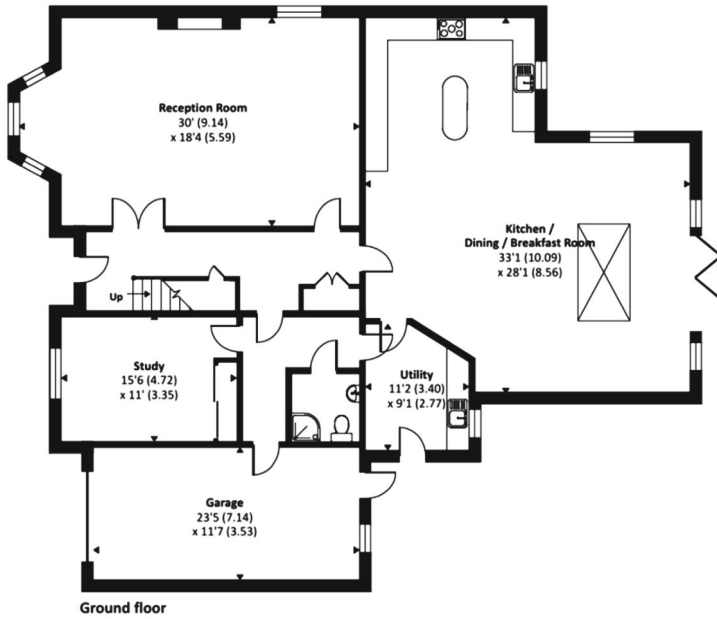
From the first floor galleried landing you have access to five generously proportioned bedrooms with lofty ceilings. The double aspect principal bedroom with bi-folding doors and Juliet balcony has views over the rear gardens and paddocks beyond. It also has an en-suite bathroom with separate shower and fitted wardrobes. A guest suite with front and rear aspect also benefits from an en-suite shower room and the family bathroom serves the remaining three double bedrooms.

Outside to the rear is a wide paved terrace leading on to a large lawn with post and rail fencing and a gate leading to a gravel driveway to the side of the house and to a five bar gate access the rear paddock, the total plot area is approximately 0.75 acres.

AT A GLANCE

- Semi rural village location
- Modern detached family home
- 5 bedrooms
- 3 reception rooms
- 4 bathrooms
- Garage and gated parking
- Twyford, Wokingham and Winnersh stations accessible
- Council tax band G





Approximate Area = 3567 sq ft / 331.4 sq m
 Limited Use Area(s) = 131 sq ft / 12.2 sq m
 Total = 3698 sq ft / 343.5 sq m
 For identification only - Not to scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Most energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B	87	92
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	