



DUKES FIELD COTTAGE NORTON ROAD, RISELEY, READING, BERKSHIRE, RG7 1SH





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for every step



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RESTORED THATCHED FAMILY HOME WITH THE PERFECT BLEND OF CHARACTER AND MODERN

This beautifully restored thatched family home, dating back to circa 1756, has been meticulously renovated and extended to exacting standards in 2021, offering the perfect blend of character and modern contemporary comfort. With spacious, flexible accommodation across two floors, this property is an absolute must-see for those seeking a stunning family home.

walk-in shower, WC, and integrated vanity unit. Two additional double bedrooms are also on the first floor, each with fitted wardrobes, with bedroom two enjoying dual aspect windows offering views of both the rear and side gardens. A high-specification family bathroom, complete with a separate shower and bath, serves these rooms.

The entrance opens into a welcoming lobby area that leads to a cosy snug, featuring an exposed brick fireplace and a log burner, providing a warm, inviting atmosphere. The open-plan living space is expansive and flows seamlessly from the snug to the high-specification kitchen, complete with a striking central island featuring a "waterfall" stone worksurface. The kitchen is equipped with premium Miele appliances, including twin ovens, coffee machine, steamer, microwave, full-size fridge and freezer, and an induction hob with an integrated extractor. An under-worktop mounted sink with a Quooker hot water tap adds to the practicality and modernity of the space. Adjacent to the kitchen is a lounge, with a bespoke, pillarless bi-folding door set that opens up to the patio and garden, offering a perfect space for both relaxation and entertaining. To the left of the kitchen is the generous dining and entertaining area, which also benefits from another set of bi-folding doors, creating a seamless connection to the outdoor space. This floor also features a utility room with WC, a separate fully fitted study with a front aspect, and a spacious ground-floor bedroom with en-suite shower room. Underfloor heating runs throughout the entire ground floor, ensuring comfort and warmth throughout.

Set within a plot of approximately half an acre, this home offers extensive outdoor space, including separate gardens to the left and right of the property, a wrap-around patio, and a large gravel driveway providing ample parking. A double garage with workshop area and a summer house with sauna are also located within the grounds. The property is beautifully landscaped, with mature hedging and flower beds providing privacy and charm. The extensive grounds offer the perfect space for outdoor living and entertaining.

This exceptional thatched family home masterfully combines the timeless appeal of its period features with the comforts and conveniences of modern living.

Upstairs, the principal bedroom is a luxurious triple-aspect suite with fitted wardrobes and a large dressing table. The en-suite bathroom is fully tiled and includes a generous






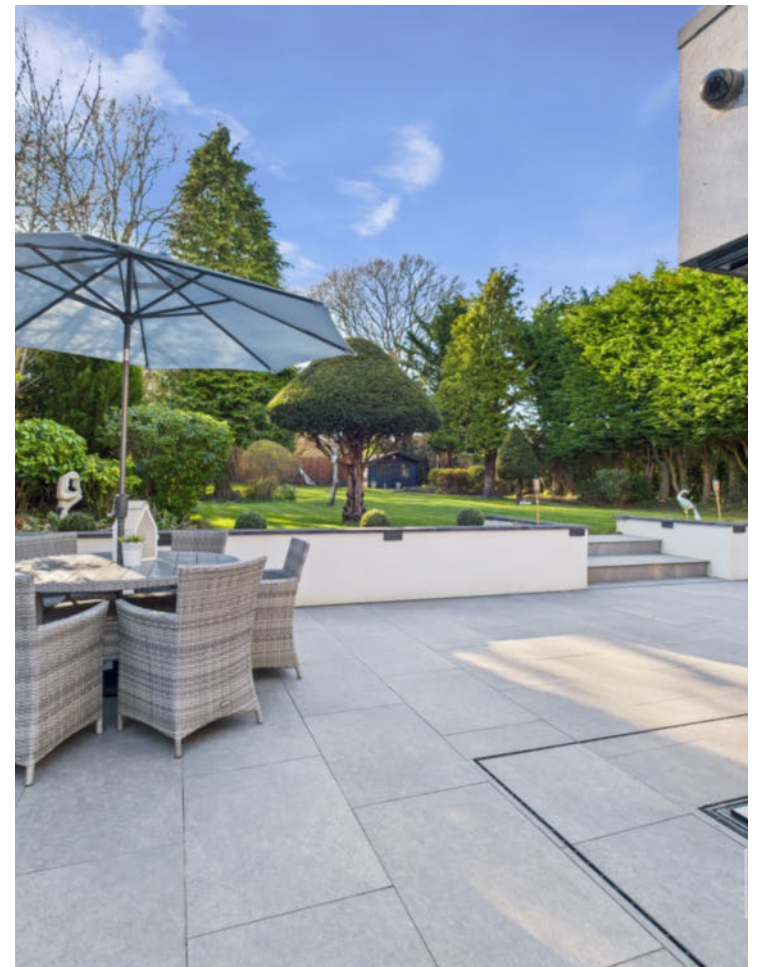
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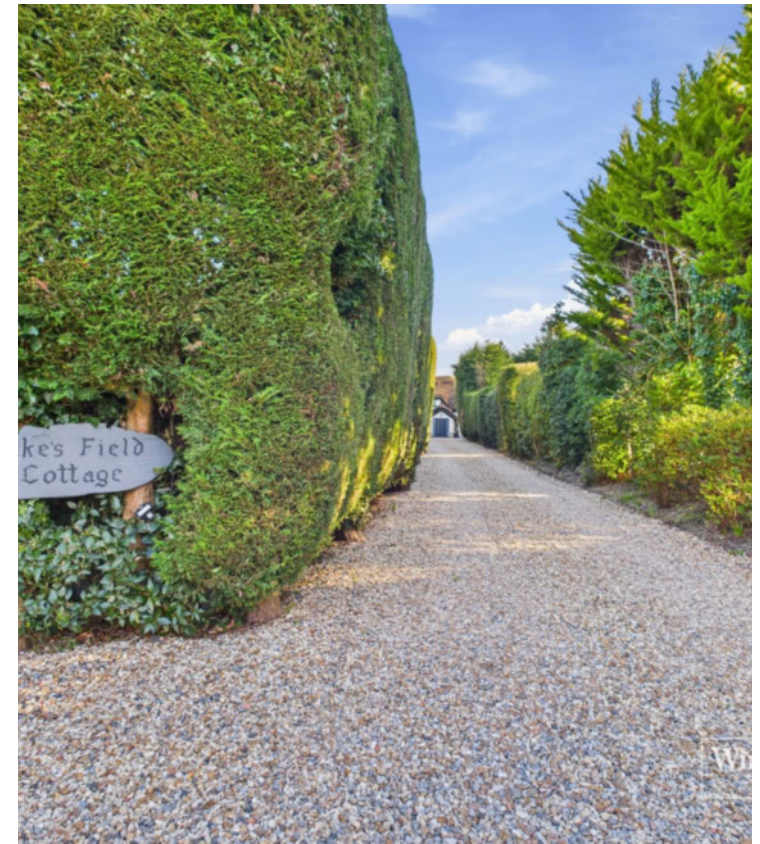
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 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	
 <p>Ground Floor Building 4</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





LOCATION

Riseley is a charming village settled right across the Hampshire/Berkshire border which benefits of close proximity to both regional towns of Basingstoke and Reading, whilst still affording a rural location and lifestyle. There is easy access to both the M4 at Reading or the M3 at either Basingstoke or Hook. Rail links are at Reading and nearby Winchfiled to Paddington and Waterloo respectively. Riseley itself has a village pub. less than 5 minutes walk away from the property, a village hall with play park and tennis club, an even shorter walk away. There is also the well stocked and welcoming Wellington Farm Shop and Cafe less than a mile away. The extremely popular Wellington Country Park is also just around the corner, offering plenty of walks and entertainment for the whole family.



Winkworth Reading

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