



MAGPIE & PARROT, ARBORFIELD ROAD, SHINFIELD, READING, BERKSHIRE, RG2 9EA
£550,000 FREEHOLD

**ATTRACTIVE FORMER PUB NOW DIVIDED INTO
TWO SEMI DETACHED HOMES.**

Winkworth

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DESCRIPTION:

A unique opportunity to put your own mark on this characterful semi detached cottage which enjoys views over countryside to the front and rear and is set in a convenient location.

Until recently this cottage was part of the Magpie and Parrott Public House but is now separated into two individual homes and has been partly refurbished, leaving the opportunity for the new owners to put their own mark on the remaining refurbishment.

This home enjoys views to the front and rear over countryside, yet enjoys the convenience of being just 3 miles from junction 11 of the M4 and about 5 miles from Reading town centre and the mainline railway station.

Maintaining its own individual access at the front, there is shingled parking for several vehicles and at the rear is a cute partly walled enclosed garden with lawns, mature planting and paved areas in which to relax and enjoy the views.

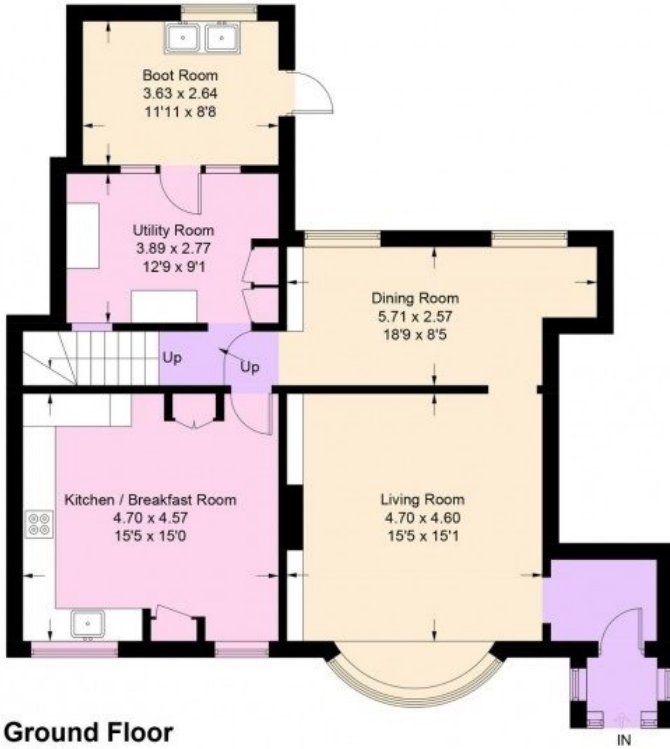
AT A GLANCE

- Vacant possession
- Three bedrooms
- Two refitted bathrooms
- Kitchen/breakfast room
- Three reception rooms
- All Mains services
- Council tax to be confirmed Wokingham
- Satellite/Fibre TV availability BT & Sky
- Super-fast broadband 70Mbps
- Flood risk medium



Magpie Parrot

Approximate Gross Internal Area = 153.3 sq m / 1649 sq ft



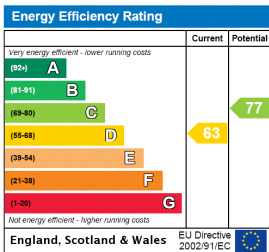
Ground Floor
965 Sq ft



First Floor
684 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID966338)

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.



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