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CHURCH ROAD, READING, BERKSHIRE, RG6 1HS
£1,250,000 FREEHOLD

THE OLD COTTAGE IS AN EXCEPTIONAL SIX-BEDROOM DETACHED FAMILY HOME DATING BACK OVER 400 YEARS.

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DESCRIPTION:

Welcome to The Old Cottage, a captivating six-bedroom detached residence steeped in over four centuries of history. Nestled on one of Earley's most prestigious roads, this magnificent family home offers a rare opportunity to own a property that effortlessly combines period charm with modern functionality. Thoughtfully maintained and upgraded, the home presents a timeless aesthetic while catering to contemporary lifestyles. Set on a generous 0.25-acre plot, The Old Cottage boasts versatile accommodation with ample living space. The heart of the home lies in the welcoming living room, featuring exposed wooden beams and a cozy open fireplace – a perfect gathering spot for family and friends. A bright 18-foot dining room overlooks the enclosed courtyard patio, ideal for hosting intimate dinners or larger celebrations. Additional reception rooms offer the flexibility for a home office, snug, or playroom. The modern kitchen, with granite countertops and ample storage, is well-suited for culinary enthusiasts and leads to a utility room and ground-floor W.C. Each room showcases the home's rich character while maintaining a seamless flow for everyday living. On the first floor, six well-proportioned double bedrooms provide space and privacy for every family member. The principal suite includes a Jack and Jill en-suite shower room, while three further bathrooms cater to the additional bedrooms. The layout, enhanced by two staircases, offers versatility and the potential for creating a self-contained annexe. The exterior of The Old Cottage is as enchanting as the interior. A sweeping in-and-out carriage driveway, bordered by mature landscaping, offers parking for multiple vehicles alongside a double garage with additional storage. To the rear, the beautifully maintained garden is a tranquil escape, featuring an expansive lawn, mature flower beds, and raised planting areas. An enclosed courtyard-style patio provides a perfect setting for al fresco dining or summer barbecues. For those seeking additional living space, a charming garden room/summer house with power and lighting offers endless possibilities, from a home office to a creative retreat, currently a superb games room with pool table, bar and darts.

AT A GLANCE

- Historic Six-Bedroom Detached Home
- Expansive 0.25-Acre Plot – With Landscaped Gardens
- Four Reception Rooms Flexible Living and Entertaining Spaces with Potential for an Annexe
- Three Bathrooms Plus En-Suite & Cloak room
- Charming Period Features, Exposed Beams, Open Fireplace, and Characterful Design
- Ample Driveway and Double Garage Ideal for Multi-Vehicle Parking
- No Onward Chain





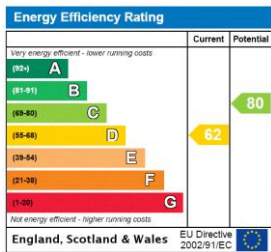




This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band: F
Utilities: Mains Gas, Electricity and Water

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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