BROCKENDENE, FOX HILL, FARLEY HILL, READING, BERKSHIRE, RG7 1UH

£1,575,000 FREEHOLD

A RARE OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE FAMILY HOME IN A PICTURESQUE BERKSHIRE VILLAGE SETTING OCCUPYING A DELIGHTFUL ELEVATED POSITION.

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This attractive home has been remodelled and updated by the current owner and has adaptable living accommodation with scope for further enlargement with planning previously passed, although now lapsed, for a double storey extension.

Currently there is a large entrance hall with feature spiral staircase, recently refitted kitchen breakfast room with utility, a dining room with step down to the living room with its feature open fireplace, a family room and cloakroom.

Upstairs you will find five bedrooms, two with ensuite facilities, and further family bathroom.

The property is accessed via double opening gates leading to a sweeping driveway providing extensive off road parking and access to the double garage.

To the side and rear are extensive grounds circa 1½ acres with far reaching views beyond.

Surrounded by woodland and rolling countryside, Farley Hill is a popular village and retains an active cricket club and bowling club. Many community led activities centre around the Victory Hall which has provided a century of service to the locals.The nearby market town of Wokingham has undergone a complete regeneration and now provides a fabulous range of shops including restaurants, bars, coffee shops, supermarkets, a boutique cinema and bowling alley. With the addition of a new leisure centre, this all provides for a lively, thriving town centre.

More comprehensive shopping facilities are provided by Reading town centre, which is also home to the 2nd busiest interchange railway station outside of London. The location provides convenient access to the country's motorway network and is a popular place to live for commuters wanting a life in the country.

AT A GLANCE

- 5 Bedroom Detached family home
- Circa 1.5 Acres
- Modern fitted kitchen
- Extensive off road parking
- Scope for extension (subject to planning)
- Council tax band G Wokingham
- Private drainage
- Satellite/Fibre TV available with BT & Sky
- Mobile coverage O2, Three, Vodafone and EE
- Broadband speed 1000 Mbps available

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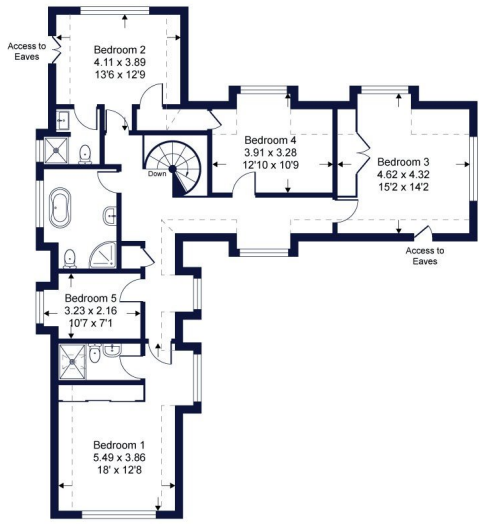
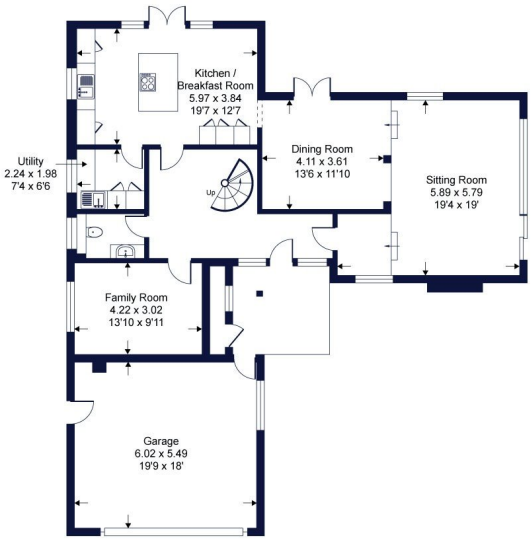
Approximate Gross Internal Area = 203.2 sq m / 2188 sq ft
Approximate Garage Internal Area = 33 sq m / 356 sq ft
Approximate Total Internal Area = 236.2 sq m / 2544 sq ft
(excludes restricted head height)

= Reduced headroom



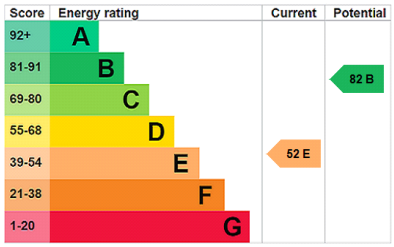
First Floor = 111.1 sqm / 1196 sqft



Ground Floor = 107.9 sqm / 1162 sqft

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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