

Old Cottage
Swallowfield Street, Swallofield



Old Cottage, Swallowfield Street, Swallowfield, Berkshire, RG7 1QX

The Property

A wonderfully renovated and re-fitted cottage in the Berkshire village of Swallowfield. Offering high specification finishes throughout, stunning views to the rear from the garden and four/five bedrooms.

Ground Floor

From the front door the property welcomes you with a vast open plan living space, with views all the way through from the entrance to the bi-folding doors and then the garden and adjoining countryside beyond.

There is a spacious main living area with gas fireplace and recess for wall mounted television.

beyond is the kitchen/breakfast area. The kitchen has a large island with sink, stone countertops, shaker style cabinetry, integrated fridge/freezer and will include the installation of a range style cooker.

From the kitchen there is a utility area with storage, space for washing machine and tumble dryer, countertop space with sink and a door out to the side return.

Adjoining the utility room is a "Jack and Jill" style bathroom with shower, which also adjoins either a downstairs bedroom or snug.

First Floor

Upstairs there are three double bedrooms, a rear aspect study and a shower room.

The main bedroom is rear aspect with Juliet balcony which showcases the stunning rural views from the garden and beyond. There are a set of concertina sliding doors which reveal a luxurious en-suite bathroom with claw foot bathtub with shower over configuration.

The other two bedrooms are both good double rooms and are front aspect.

Outside

The property benefits from a block paved driveway with parking for multiple vehicles.

There is a secure side access gate round to the rear garden.

Directly off the main living space via bi-folding doors, is a large patio with inset lighting and steps leading up to a good sized garden which is laid to lawn. The rear is open to rolling Berkshire countryside affording some spectacular views.

Location

Swallowfield is a charming village situated in close reach to Reading, with excellent transport links into London via train at Reading and car the M4 Reading junction.

Swallowfield has a good selection of pubs, a village shop and doctors surgery and excellent community involvement.

Larger regional centres are Reading (6 miles) and Basingstoke (11 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).























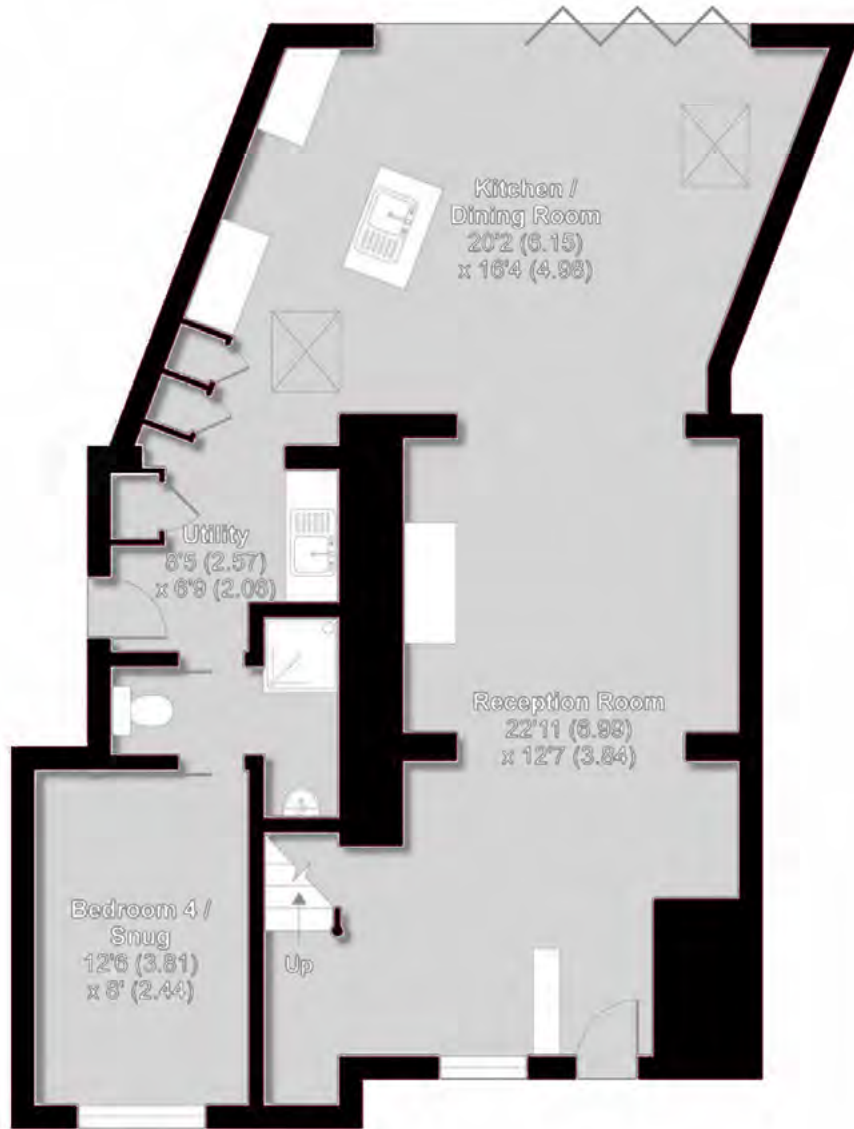




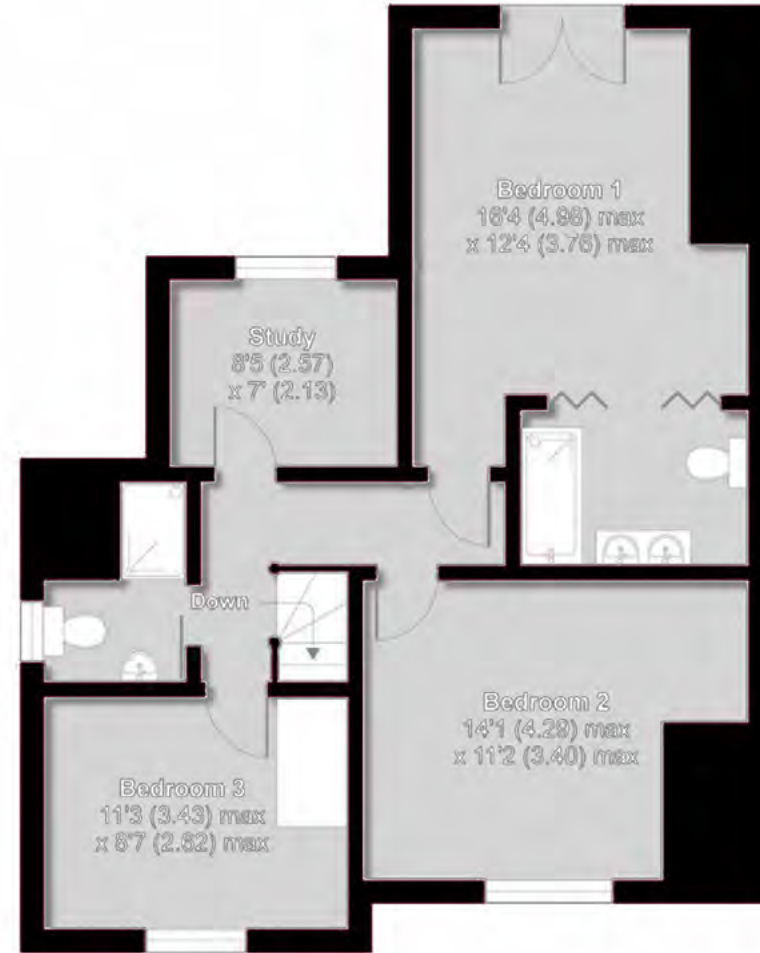








GROUND FLOOR



FIRST FLOOR

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG7 1QX Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

Local Authority

[Wokingham Council](#)

EPC - D (68)

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