

## Reading Room Cottage , Church Lane Reading RG2 9JD




Reading Room Cottage is a beautiful Victorian property in a semi-rural location within the sound of the bells of Arborfield Church. This historical character home was originally commissioned by the Lady of Arborfield Manor as a Library and Community Hall. The home has character in abundance with a double height dining hall and galleried landing.

The successful buyer will enjoy over 2800 sq ft of living space arranged over three floors, along with an attractive detached coach house with a 22ft studio room above and potential to become a self contained annexe for teenage or more mature family members STPP. In all amounting to 3900 sq ft and occupying a secluded plot of in excess of 0.28 acre.

**£1,325,000 Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## Church Lane, Arborfield, Reading, RG2

Approximate Area = 2850 sq ft / 264.7 sq m (Excludes void)

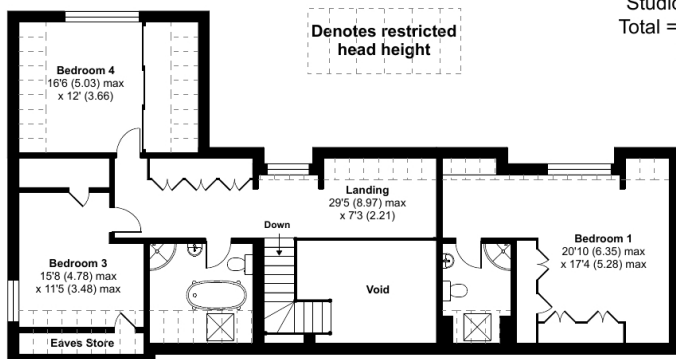
Limited Use Area(s) = 373 sq ft / 34.6 sq m

Garage = 426 sq ft / 39.5 sq m

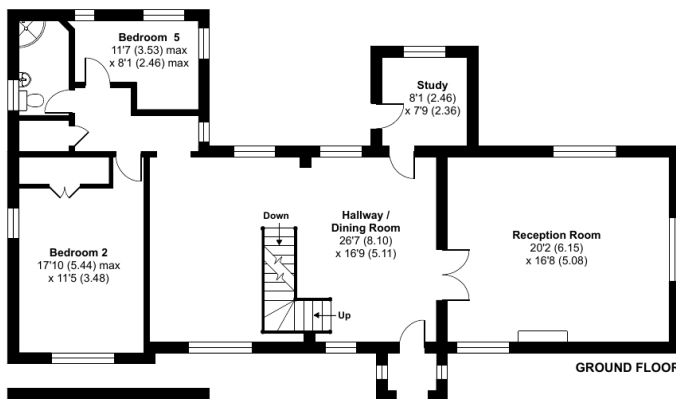
Studio = 265 sq ft / 24.6 sq m

Total = 3914 sq ft / 363.6 sq m

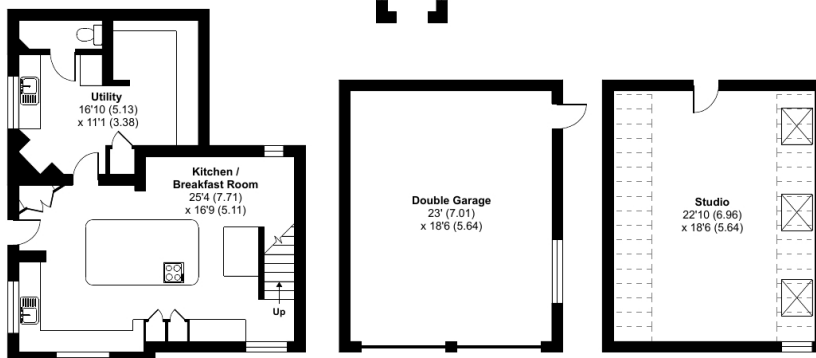
For identification only - Not to scale



FIRST FLOOR



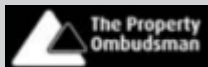
GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Rath Residential. REF: 956595



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.