



Bloomfieldhatch Lane, Grazeley, Reading.

£1,100,000 Freehold

Arins Tilehurst - Offered to the market is this fantastic opportunity to acquire a four bedroom detached family property, along with a constructed outbuilding that requires internal personalisation, as well as having its very own paddock with stables. The property has fantastic access to junction 11 of the M4 motorway, is close to Mortimer train station which provides brilliant access into Reading, while also being close to the lovely village of Grazeley. The main accommodation includes three separate reception rooms along with an open plan kitchen dining area, a downstairs wc, a utility room, ensuite to master and separate family bathroom. The secondary accommodation had plans drawn up to create two reception rooms, a kitchen, and a large master bedroom with ensuite and dressing room on the first floor. Other features include double glazed windows, gas central heating, off road parking for multiple vehicles, a wrap around garden with a paddock to the rear with stables.

- Four Double Bedrooms
- Open Plan Kitchen Dining Room
- Ensuite To Master
- New Build Secondary Accommodation
- Off Road Parking
- Paddock Plus Stable
- Beautiful Scenery



TOTAL FLOOR AREA : 3363 sq.ft. (312.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Entrance Hall

Side aspect double glazed window, single radiator.

Family Room

12' 0" x 12' 0" (3.66m x 3.66m) Front aspect double glazed window, double radiator, log burner, hard wood flooring.

Sitting Room

12' 0" x 9' 0" (3.66m x 2.74m) Rear aspect double glazed window, single radiator, log burner, hard wood flooring.

Utility

Single bowl, rear aspect double glazed window, home to boiler, space for washing machine.

Dining Room

18' 0" x 9' 11" (5.49m x 3.02m) Front aspect double glazed windows, log burner, hard wood flooring, downlights.

Porch / Utility

8' 9" x 3' 1" (2.67m x 0.94m) Space for fridge freezer, tiled flooring.

Living Room

17' 0" x 8' 9" (5.18m x 2.67m) Rear aspect double glazed window, rear aspect French doors, double radiator, tiled flooring, downlights.

Downstairs WC

Two side aspect double glazed windows, extractor fan, downlights, tiled flooring, low level wc, wash basin with vanity unit, heated towel rail.

Kitchen

18' 0" x 10' 5" (5.49m x 3.17m) Front and side aspect double glazed window, double radiator, downlights, hard wood flooring, range of base and eye level units, range master cooker with four-point hob and extractor, partly tiled walls, built in fridge freezer, built in dishwasher.

First Floor

Landing

Access to all first floor rooms.

Bedroom One

13' 5" x 10' 7" (4.09m x 3.23m) Front aspect double glazed window, single radiator, access to ensuite.

Ensuite

9' 10" x 4' 2" (3.00m x 1.27m) Rear aspect double glazed window, low level wc, shower, pedestal wash basin, single radiator, extractor fan, downlights.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m) Feature fireplace, front aspect double glazed window, double radiator, television point.

Bedroom Three

9' 2" x 9' 0" (2.79m x 2.74m) Rear aspect double glazed window, double radiator, airing cupboard.

Bedroom Four

10' 3" x 7' 2" (3.12m x 2.18m) Front aspect double glazed window, single radiator.

Family Bathroom

9' 11" x 6' 0" (3.02m x 1.83m) Rear aspect double glazed window, panel

enclosed bath, pedestal wash basin, low level wc, feature fireplace, double radiator, downlights.

Outbuilding

Externally completed, requires internal works.

Outside

Parking

Off Road parking provided for multiple vehicles.

Gardens

Wrap round garden, prodminantly lawned area, track leading down to property.

Paddock Plus Stable

Council Tax Band