

Reading Room Cottage , Church Lane Reading RG2 9JD




An attractive period home in a semi-rural village location with over 2800 sq ft of living space arranged over three floors along with a substantial detached garage block with 22ft studio above, in all amounting to 3900 sq ft all occupying a secluded plot of around 0.28 acres. This character home features exposed beams, high ceilings and a working fireplace and comprises: On the ground floor - Gabled entrance porch, 20ft main reception room with log burner, 26 ft dining hall, study, two bedrooms and a shower room. On the first floor- 20ft main bedroom suite with en suite shower room, two further generous sized double bedrooms and bathroom. On the lower ground floor there is a beautifully refitted kitchen/breakfast room and spacious utility room including a wine store and cloakroom. Externally the driveway sweeps down towards the garage and provides parking for numerous vehicles, extensive areas of lawn leading down towards the bottom corner where there is a stable/storage block. The whole garden aspect enjoys a wooded backdrop.

£1,500,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

Church Lane, Arborfield, Reading, RG2

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

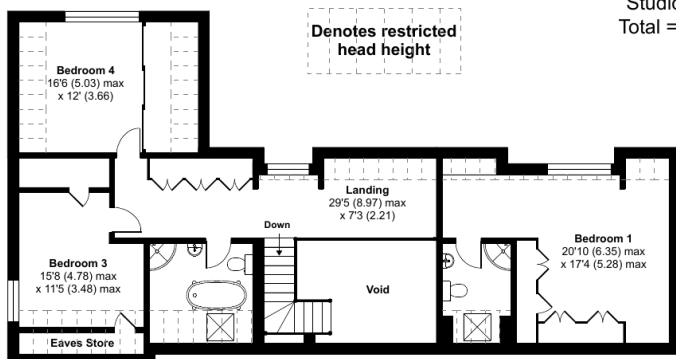
Limited Use Area(s) = 373 sq ft / 34.6 sq m

Garage = 426 sq ft / 39.5 sq m

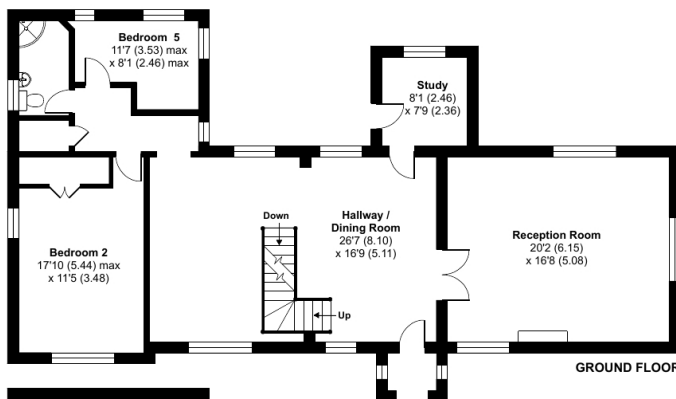
Studio = 265 sq ft / 24.6 sq m

Total = 3914 sq ft / 363.6 sq m

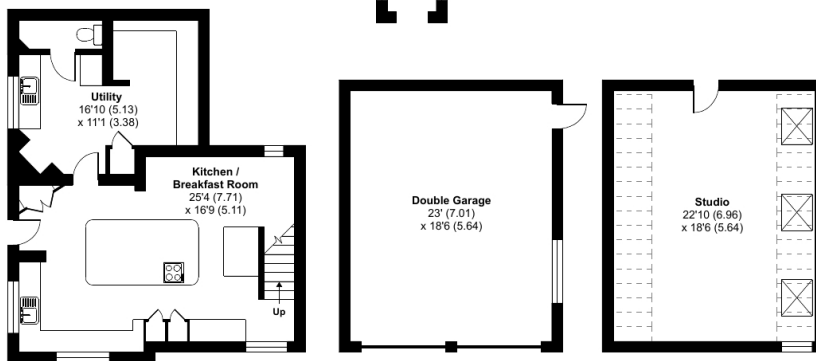
For identification only - Not to scale



FIRST FLOOR



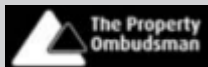
GROUND FLOOR



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



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