

Little Merlins Cottage  
Basingstoke Road, Riseley





# Little Merlins Cottage, Basingstoke Road, Riseley, Reading, RG7 1QD

## The Property

Little Merlins Cottage is an attractive detached house dating back to the early 1700's, having undergone a number of extensions and modernisation over the years, concluding with a lovely timber frame extension to the rear to create a beautiful family living space.

## Ground Floor

From the front door to the left is a well proportioned, dual aspect dining room with open feature fireplace. Opposite on the right is a generous study also with feature fireplace.

In the middle of the hallway is the staircase to the first floor, coat storage and WC.

To the left is the living room/snug which offers another open fire as well as double doors out to the patio and garden beyond.

The rear of the house is the main living space enhanced by the stunning oak framed extension, creating a wonderful open-plan living/dining/kitchen space with the most lovely views over the south-west facing rear garden.

The kitchen itself has modern shaker style cabinets, granite worktops - with breakfast bar and a range of integrated appliances as well as the Rayburn Stove. Beyond the family living space offers bi-folding timber doors and a wood fired stove.

Off the kitchen is a well equipped utility/boot room with side access door as well as internal door through to the garage.

## First Floor

Upstairs there is a bright and spacious landing which leads to either three or four bedrooms - the fourth bedroom has been connected to the main bedroom suite to act as a dressing room, but the original door is still in situ and could easily be re-instated as a permanent fourth bedroom if required. The main bedroom itself is generous with garden outlook and a modern en-suite shower room.

Bedrooms two and three are double rooms and both front aspect, with bedroom three also benefitting from integrated storage.

There is also a modern family bathroom with shower over bath configuration.

## Outside

To the front of the property there is an in and out driveway with parking for a number of vehicles as well as side access to the garden and access to the garage via up and over door.

The rear garden faces south west and benefits from sun all day long. There is a lovely area of red-brick patio immediately off the rear of the property connecting to the house via the bi-folding doors. There is a generous area of immaculately

kept lawn with mature tree, shrub and plant beds all around. At the end of the garden there is a pretty raised seating area with feature barrel pond and view over the garden back to the rear of the house.

## Location

Riseley is a charming village settled right across the Hampshire/Berkshire border which benefits of close proximity to both regional centres of Basingstoke and Reading, whilst still affording a rural location and lifestyle.

There is easy access to both the M4 at Reading or the M3 at either Basingstoke or Hook. Rail links are at Reading and nearby Winchfield to Paddington and Waterloo respectively.

Riseley itself has a village pub less than 5 minutes walk away from the property, a village hall with play park and tennis club.

There is also the well stocked and welcoming Wellington Farm Shop and Cafe around a mile away.

The extremely popular Wellington Country Park is also just around the corner, offering plenty of walks and entertainment for the whole family.









































































































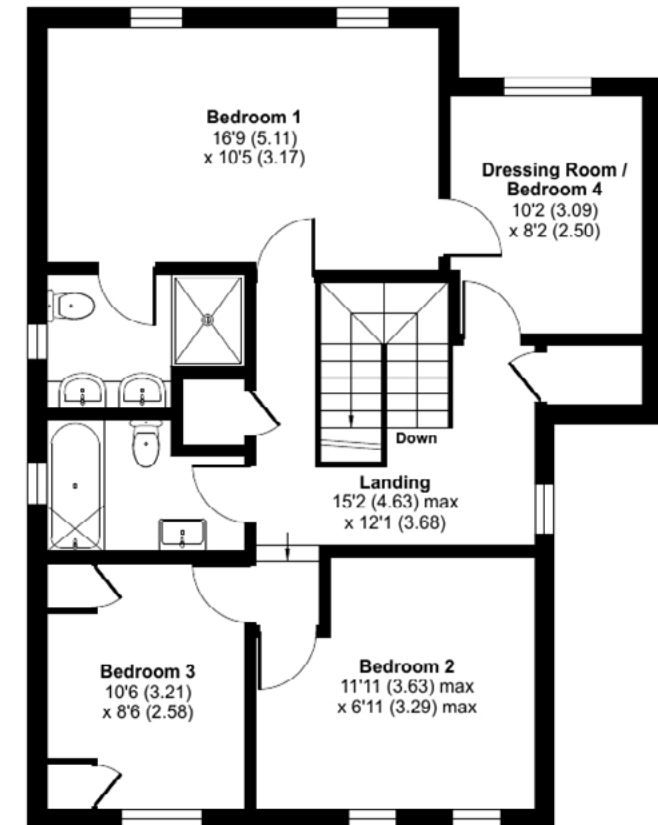
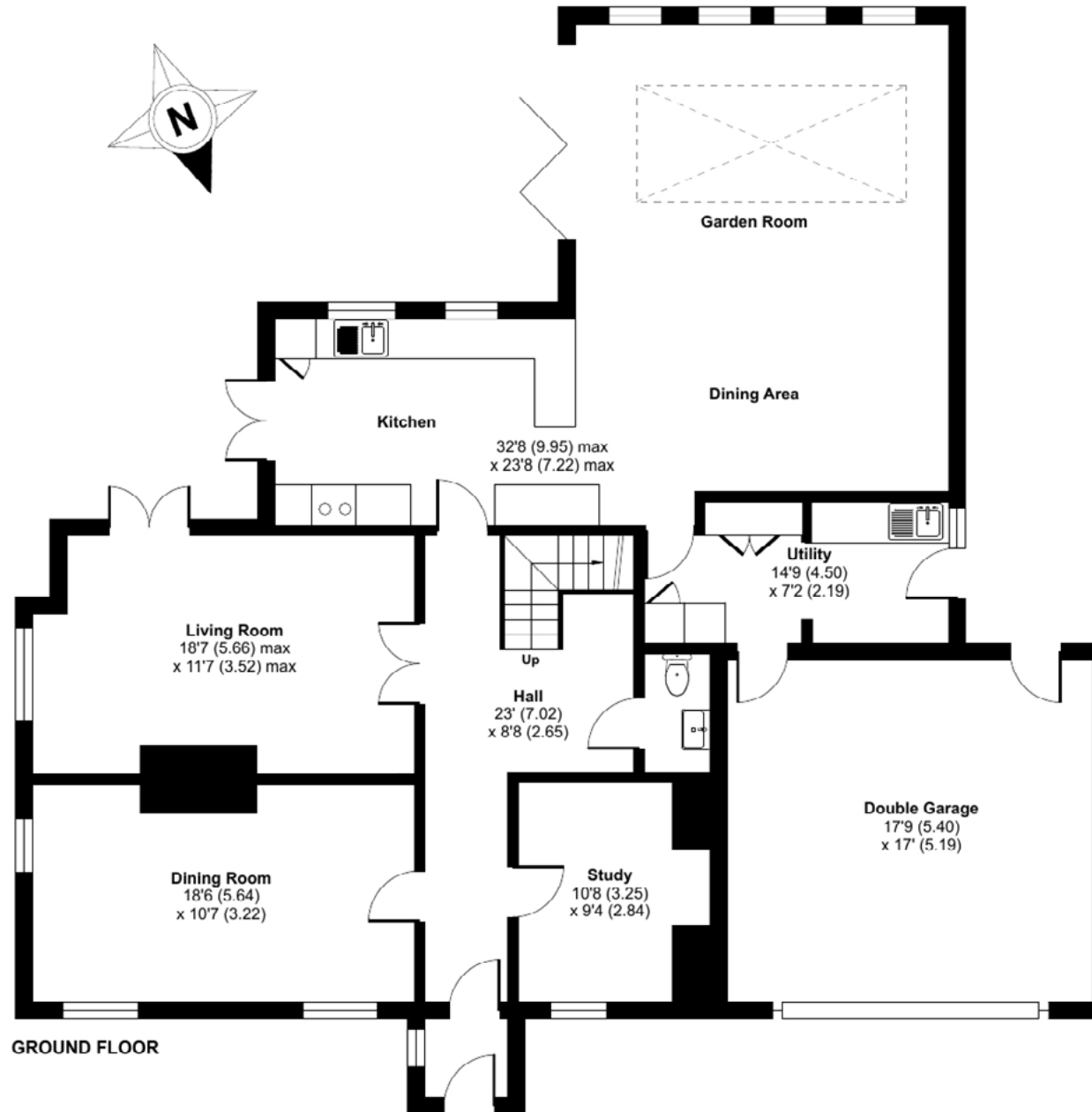
# Basingstoke Road, Riseley, Reading, RG7

Approximate Area = 2163 sq ft / 200.9 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2457 sq ft / 228.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025.  
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## Consumer Protection Regulations

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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.

<b>Services &amp; Material Information</b> EPC - TBC Water – Mains Gas – None Electric – Mains Sewage – Mains Heating – Oil Fired	Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof, flat roof with lanterns, oak frame extension. How does broadband enter the property - FTTC (fibre to the cabinet) Broadband Checker - <a href="https://www.openreach.com/fibre-broadband">https://www.openreach.com/fibre-broadband</a> Mobile Signal - Unknown, depends on carrier To check broadband and mobile availability please visit: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>  Accessibility Accommodations - None
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Directions - Postcode RG7 1QD. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 842100

Local Authority  
Tax band: F  
Wokingham Council  
EPC - E (46)

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