

Flat 4, Beech Hill House Beech Hill, Reading, Berkshire



Flat 4, Beech Hill House, Wood Lane, Beech Hill, Reading, Berkshire, RG7 2BE

The Property

A charming first floor, two bedroom apartment full of character features in the attractive setting of the Grade II Listed Beech Hill House, nestled in rolling Berkshire countryside.

Accommodation

Entering via the communal front door to a welcoming lobby, there are stairs up to the first floor landing where the pretty duck egg blue front door to number four can be found.

The inner hallway has plentiful storage space with a full wall of cupboards and integral book case.

To the left is the main living space, which is a large, dual aspect sitting room with open fire place and dining area, which overlooks the gardens.

Adjacent is the kitchen, which has been modernised with shaker style cabinetry, integrated appliances which include dual ovens, induction hob with extractor, fridge, freezer, washing machine and dishwasher.

At the end of the kitchen is the shower room, which has also been fully renovated.

Back to the hallway, to the right is another bathroom.

Next is the main bedroom which is generous in size

and benefits from two windows looking out to the gardens and countryside. Bedroom two is also a double room with similar sunny outlook.

Outside

Outside the communal grounds extend to around 3 acres, mainly consisting of areas of lawn and surrounding mature trees.

The property benefits from its own garage.

There is plentiful parking off the driveway for residents and guests alike.

Location

Beech Hill is a picturesque village in the Berkshire/Hampshire borders, surrounded by stunning countryside. The village has a fantastic pub, church and village hall and is a short distance to amenities in nearby Burghfield, Mortimer and Spencers Wood.

Larger regional centres are Reading (7 miles) and Basingstoke (10 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11) is just a few miles away.

Trains to London can be found in Reading which arrive at Paddington in around 30 minutes.

















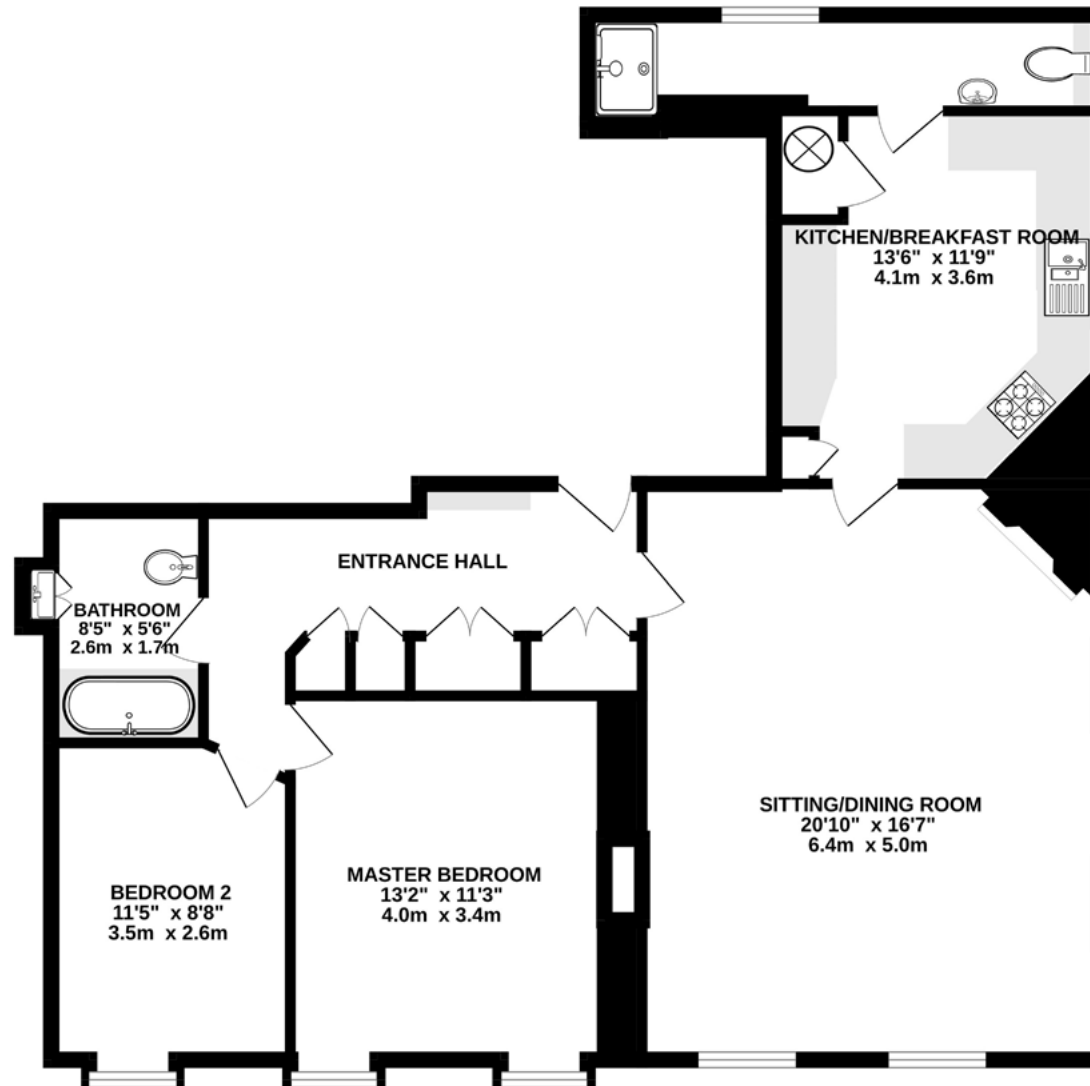












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 2BE 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 private drainage.
Electric central heating.

EPC - Not Applicable

Local Authority

[West Berkshire Council](#)
[Council Tax Band: B](#)

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