

Dukes Field Cottage  
Norton Road, Riseley





# Dukes Field Cottage, Norton Road, Riseley, Reading, RG7 1SH

## The Property

A simply stunning family home originally dating to around 1756, having been completely renovated and extended to exacting standards in 2021, this house is absolutely must-see family home.

## Ground Floor

From the front door there is a lobby area which opens up to a snug like space with exposed brick fireplace and log burner.

The open plan living space continues from here with the high specification kitchen straight ahead, which benefits from a beautiful central island with “waterfall” stone worksurface, induction hob with integrated extractor. Adjacent to the island there is a further range of modern cabinetry and a full range of integrated Miele appliances including twin ovens, coffee machine, steamer & microwave as well as full size fridge and freezer. There is also an under worktop mounted sink with Quooker hot water boiling tap.

To the right of the kitchen area is the lounge, which has a full integrated, wall mounted media unit and a bespoke engineered set of pillarless bi-folding doors in the corner, which when open connect the living space to the patio and garden beyond.

The left hand side of the open plan area is a generous dining room and entertaining space with integrated bar. There is also a matching set of the pillarless bi-folding doors here.

From the dining space there is a utility room with WC. There is also a separate fully fitted study with front aspect.

Back towards the entrance there is also a generous ground floor bedroom with en-suite shower room.

The entire ground floor benefits from under floor heating.

## First Floor

Upstairs there are three double bedrooms and two bathrooms.

The principal bedroom is a luxurious, triple aspect full suite with fitted wardrobes and large dressing table with integrated drawers. The fully tiled bathroom offers a generous walk in shower, WC and integrated vanity unit.

Bedrooms two and three are near identical double rooms with fitted wardrobe storage, the only difference being that bedroom two is dual aspect with a view to the rear and to the second side garden.

There is also a wonderful, high specification family bathroom on the first floor with separate shower and bath.

## Outside

The total plot measures approximately half an acre, including a vast gravel driveway approach, separate gardens to both the left and right hand side of the property and a wrap around patio joining the spaces together.

There is also a double garage with workshop area, a summer house and sauna within the grounds as well as parking for a good number of vehicles across the gravel frontage and driveway.

## 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, an even shorter walk away. There is also the well stocked and welcoming Wellington Farm Shop and Cafe less than 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.









































































# Norton Road, Riseley, Reading, RG7

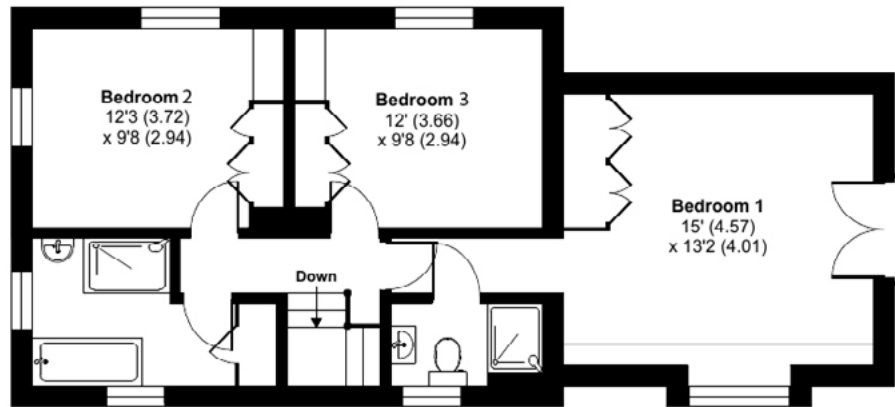
Approximate Area = 2154 sq ft / 200.1 sq m

Garage = 387 sq ft / 35.9 sq m

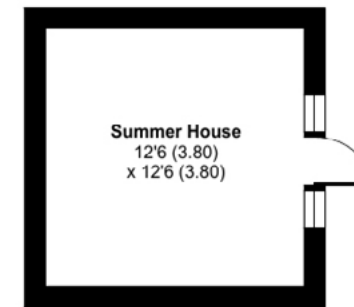
Outbuildings = 259 sq ft / 24 sq m

Total = 2800 sq ft / 260.1 sq m

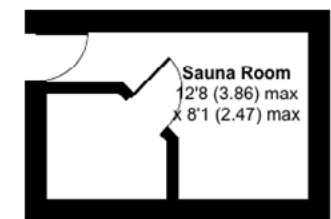
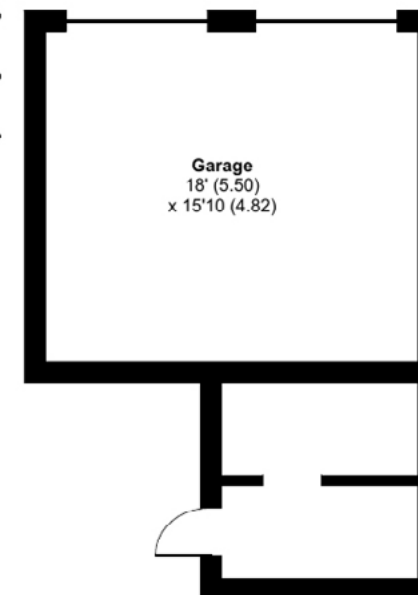
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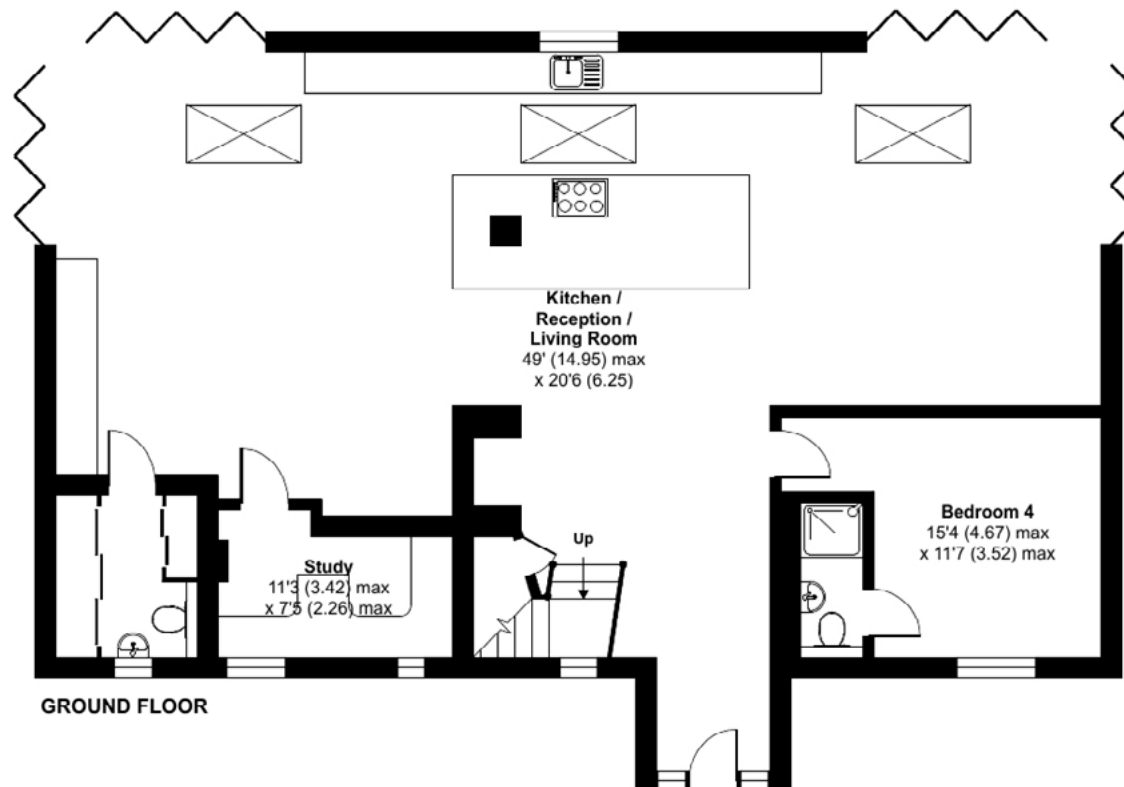
FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1216739



## 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>	<b>Materials used in construction - Brick &amp; Block, Timber Truss Roof, Tiled Roof, flat roof with lanterns.</b>
EPC D (60)	How does broadband enter the property - FTTP (fibre to the premises)
Water – Mains	Broadband Checker - <a href="https://www.openreach.com/fibre-broadband">https://www.openreach.com/fibre-broadband</a>
Gas – None	Mobile Signal - Unknown, depends on carrier
Electric – Mains	To check broadband and mobile availability please visit: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Sewage – Mains	
Heating – Oil Fired (new system)	Accessibility Accommodations - None

Directions - Postcode RG7 1SH. 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: G  
Hart Council

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