



Yewtree Cottage, Foxhill, Farley Hill, Reading, Berkshire RG7 1UH

£1,250,000 - Freehold



### Property Summary

A charming, well presented and deceptively spacious, character cottage set in mature, landscaped gardens approaching an acre with far reaching and picturesque views of the surrounding countryside. The property is being sold with the benefit of no onward chain

### Features

- MANY ORIGINAL FEATURES
- LOUNGE WITH FEATURE FIREPLACE
- KITCHEN/FAMILY/DINING ROOM
- SPACIOUS STUDY
- MAIN BED WITH EN-SUITE
- RE-FITTED MAIN BATHROOM
- CAR PORT + GARAGE
- LANDSCAPED REAR GARDEN
- FRONT GARDEN WITH FRUIT TREES
- COUNCIL TAX BAND "G"

## Room Descriptions

### ENTRANCE LOBBY

Original wood front door leads into entrance lobby with radiator and doors to study and lounge

### LOUNGE

5.98m x 3.98m (19' 7" x 13' 1")

UPVC window with front aspect, large feature fireplace with brick surround and tiled hearth, radiator, beamed ceiling, alcove with shelving, wall light points, door to family room

### STUDY

3.49m x 3.84m (11' 5" x 12' 7")

UPVC window with front aspect, parquet flooring, beamed ceiling, fireplace with wood burning stove and tiled hearth, wood panelling to walls, radiator, door to storage cupboard, door to inner hall

### INNER HALL

Stairs to first floor, door to airing cupboard, doors to study, kitchen and cloakroom

### CLOAKROOM

WC with push button flush, hand basin with drawers under, wall mounted cupboard with electricity meter

### KITCHEN

5.21m x 5.17m (17' 1" x 17' 0") max

Windows with rear and side aspect, glazed doors to rear porch, beamed ceiling, range of wall mounted cupboards, composite work surface with drawers and cupboards under including pan drawers, Rangemaster cooker with induction hob in brick surround with extractor, integrated dishwasher, space for American style fridge/freezer, contemporary style radiator, tiled floor, recessed lighting, doors to inner hall and utility room

### DINING/FAMILY ROOM

6.1m x 4.26m (20' 0" x 14' 0")

Bi-fold doors to rear garden, window with rear aspect, three radiators, beamed ceiling, door to lounge, wall light points, wood flooring, TV point

### UTILITY ROOM

2.61m x 2.12m (8' 7" x 6' 11")

UPVC window with front aspect, wood work surface with drawers and cupboards under, range of wall mounted cupboards, space and plumbing for washing machine, stainless steel circular sink with mixer tap, tiled floor

## FIRST FLOOR

### BEDROOM ONE

3.88m x 4.66m (12' 9" x 15' 3")

UPVC windows with front aspect, fireplace with decorative surround and hearth, beamed ceiling, radiator, door to deep wardrobe cupboard, door to en-suite shower

### EN-SUITE SHOWER

Velux window, large walk-in shower cubicle with overhead and hand shower attachments, wash basin with mixer tap, cupboard under and illuminated mirror over, WC with push button flush, wall mounted cupboard, chrome heated towel rail, fully tiled walls and floor

### BEDROOM THREE

3.39m x 3.78m (11' 1" x 12' 5")

UPVC window with front aspect, doors to double wardrobe, beamed ceiling, radiator

### FAMILY BATHROOM

Window with side aspect, bath with tiled surround and shower over, contemporary style wash basin with mixer tap, WC with push button flush, wall mounted cupboard with mirror fronted doors, contemporary style radiator, recessed lighting

### BEDROOM TWO

4.07m x 3.09m (13' 4" x 10' 2")

Window with rear aspect, beamed ceiling, radiator

### BEDROOM FOUR

2.91m x 3.52m (9' 7" x 11' 7")

Window with rear aspect, beamed ceiling, door to fitted cupboard with shelving, radiator

## OUTSIDE

### REAR GARDEN

The rear garden offers impressive views over the surrounding countryside and is comprised of an extensive paved patio, large raised flower beds containing a wide variety of shrubs and plants, a decked area with an ornamental pond, a gravel area with seating, a wildflower area and several mature trees. To one side is a block paved driveway leading to a detached garage with electric door and loft space above and car port for two vehicles. There is also a wooden log store and further raised beds with planting

### FRONT GARDEN

The front garden is of a good size and has a wooden gate, lawn, apple trees and blackberry bushes, with a brick path leading to the front door and planted beds to either side

