



Briar Rose Cottage, Honey Hill, Wokingham, RG40 3BG

£995,000

Tucked away on a desirable tree-lined road within the sought-after Holme Grange area of Wokingham, Briar Rose Cottage presents a rare opportunity to acquire a detached character home with outstanding potential. Surrounded by mature grounds and just moments from a local plant nursery, artisan craft village, and a well-regarded independent school, the location balances peaceful countryside living with everyday convenience.

Occupying a generous 1.42-acre plot, the property extends to approximately 3,437 sq ft and offers versatile, adaptable accommodation ideal for those looking to create a bespoke family residence. Whether seeking a refurbishment project or exploring the potential for redevelopment (STPP), this is a home with remarkable scope.

Approached via gated access, the property sits proudly towards the front of the plot and benefits from a roadside frontage of 325ft. The grounds include a triple garage block, a stable block, and a second gated entrance leading to further parking and an attached former garage, now utilised as a workshop. There is also a sizeable study/office area that opens to the corner conservatory and this area in conjunction with the workshop, could be suitable for annexe use, subject to planning.

Internally, the spacious layout includes a striking 36'9" living room, a 23' open-plan kitchen/dining room, a cosy snug, and a third bedroom on the ground floor. Upstairs, there are two further bedrooms, including a generous principal suite with access to a balcony terrace enjoying tranquil views across the gardens. A family bathroom and an additional loft room complete the upper level.

This is a home of enormous charm and possibility, perfect for buyers looking to tailor a property to their individual vision in a highly desirable semi-rural location.

Written offers are invited by 12 noon on Thursday, 25th September.





- Detached home in choice semi-rural setting
- Set within a total plot of 1.42 acre (0.57 hectare)
- 3437 sq ft of adaptable and versatile accommodation over 2 floors
- Detached triple garage block: Stable block with wood store & machinery cover
- Potential for refurbishment/redevelopment, subject to obtaining relevant planning consents
- No onward chain; Closing date for written offers Thursday 25th September

Council tax band F  
Council- WBC





#### Method of Sale

The Vendors will consider all offers received in writing addressed to Haslams, 159 Friar Street, Reading, RG1 1HE by midday Thursday 25th September clearly marked ' Offer for Briar Rose Cottage'.

Offers received which are conditional upon survey results are unlikely to be acceptable to the Vendors, prospective purchasers are advised to make their own enquiries as the condition of the property, prior to submitting their offer.

Purchasers are required to give evidence and proof of funding.

Contracts must be exchanged within 28 days from receipt of contract with completion set at 28 days thereafter unless mutually agreed otherwise.

The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.

The vendors will not be removing the machinery in the workshop and will be the purchaser's responsibility.

#### Additional information:

##### Parking

The property has dual gated driveways with parking for multiple vehicles and a detached triple garage block.

##### Property construction – Standard form

##### Services:

Gas - mains

Water – mains

Drainage – septic tank

Electricity - mains

Heating - Gas central heating

Septic tank - We understand the septic tank will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website "Septic tanks and sewage treatment plants"

##### Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

##### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

##### Gardens and Outbuildings

The property enjoys a high degree of privacy with conifer and laurel hedgerows and the gardens are mainly lawned with a patio terrace skirting the property, leading to a large circular paved patio area. Located on the northern boundary is a stable block with an attached wood store and machinery cover.



**Approximate Gross Internal Area 3437 sq ft - 319 sq m**

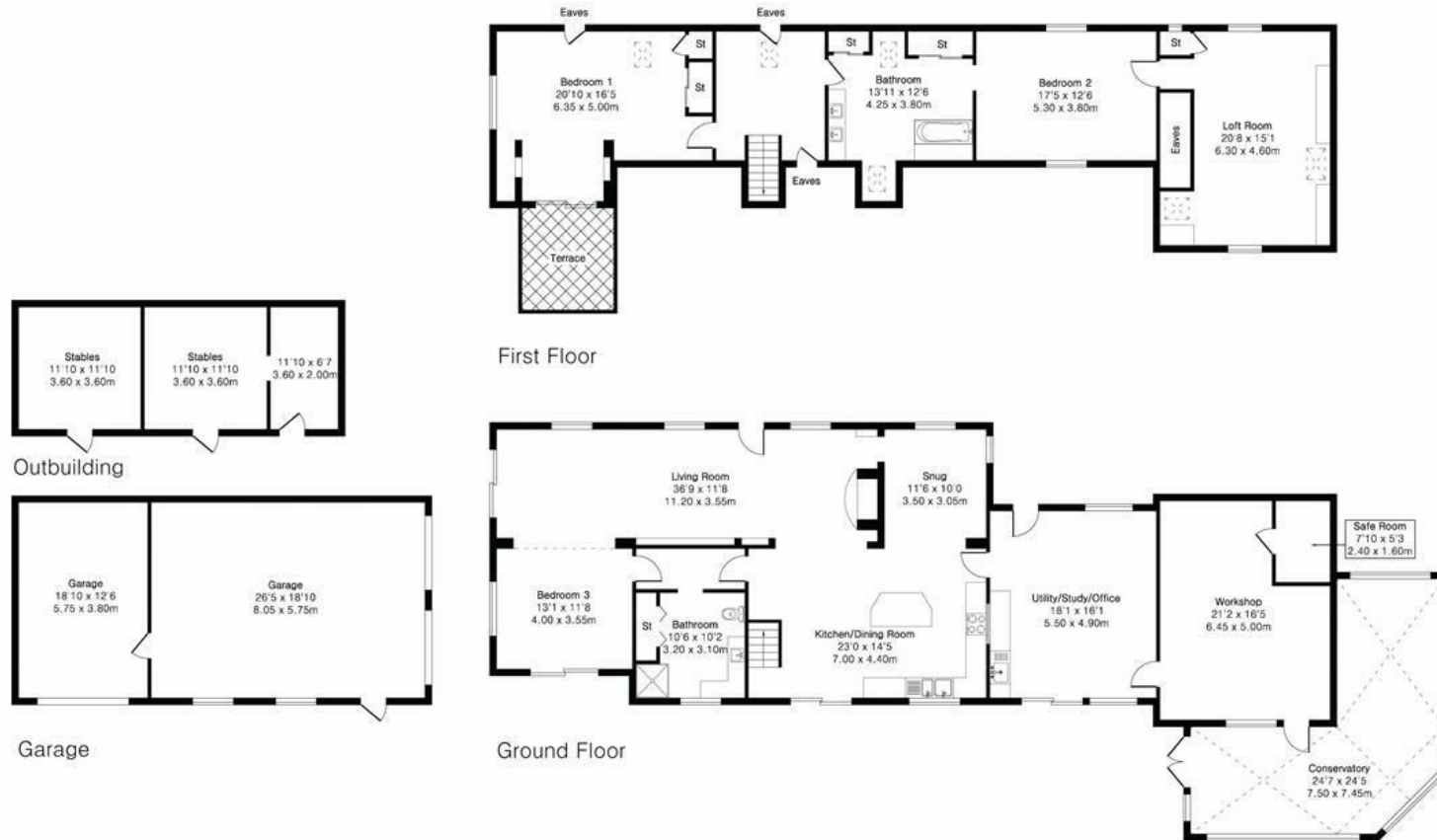
**(Excluding Garage & Outbuilding)**

Ground Floor Area 2233 sq ft – 207 sq m

First Floor Area 1204 sq ft – 112 sq m

Garage Area 740 sq ft – 69 sq m

Outbuilding Area 364 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.