



**Corner Cottage, Church Lane
Farley Hill
Berkshire, RG7 1UP**

£975,000 Freehold



A characterful three bedroom detached home set on a generous 0.24-acre plot in the desirable village of Farley Hill. This charming property offers flexible accommodation arranged over two floors, blending period character with practical family living. The ground floor features a welcoming entrance hall, a spacious living room with a feature fireplace, a separate dining room with French doors opening to the garden, a fitted kitchen, utility room, and a cloakroom. Upstairs, there are three well-proportioned bedrooms including a generous master bedroom with a stylish en suite, and a modern family bathroom. In addition to the main house, there is a large double garage with an attached workshop, above which sits a fully self-contained one bedroom annex with a shower room, perfect for guests, extended family, or independent living. The property also benefits from an outbuilding currently divided into a gym and storage/garage area. Planning permission has been granted and commenced for a single storey extension to create a playroom.

- Three bedroom detached home full of character
- Self contained one bedroom annex with shower room
- Planning permission started for single storey extension
- Large double garage with workshop
- Ample driveway parking
- Mature 0.24-acre plot with private gardens

The property enjoys a mature and private garden, mainly laid to lawn with established shrub borders, offering a tranquil setting ideal for outdoor entertaining. There is ample driveway parking in addition to the double garage, workshop, and outbuilding.

Located in the sought-after village of Farley Hill, the property enjoys a semi-rural setting with easy access to Wokingham and Reading. The area offers excellent transport links, countryside walks, and a selection of well-regarded local schools, making it ideal for families seeking both character and convenience.

Council Tax Band: F
Local Authority: Wokingham Borough Council
Energy Performance Rating: D

There is a septic tank at the property it is emptied every 6 months, cost of c.£180.00, documents not received to confirm this. The vendor believes the septic tank complies with current building regulations although a survey will need to be carried out during the purchase process to confirm this to be correct. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.



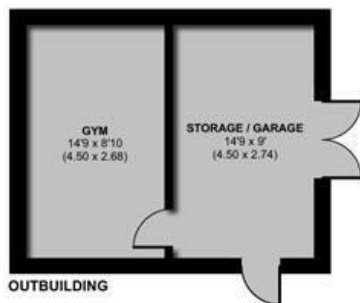


Church Lane, Farley Hill, Reading

Denotes restricted head height

Approximate Area = 1381 sq ft / 128.2 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Garage = 981 sq ft / 91.1 sq m
 Outbuilding = 269 sq ft / 24.9 sq m
 Total = 2649 sq ft / 245.8 sq m

For identification only - Not to scale



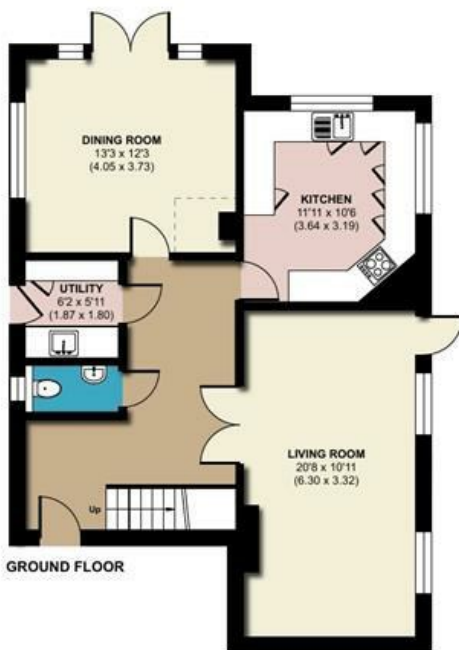
OUTBUILDING



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Michael Hardy. REF: 1359961

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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