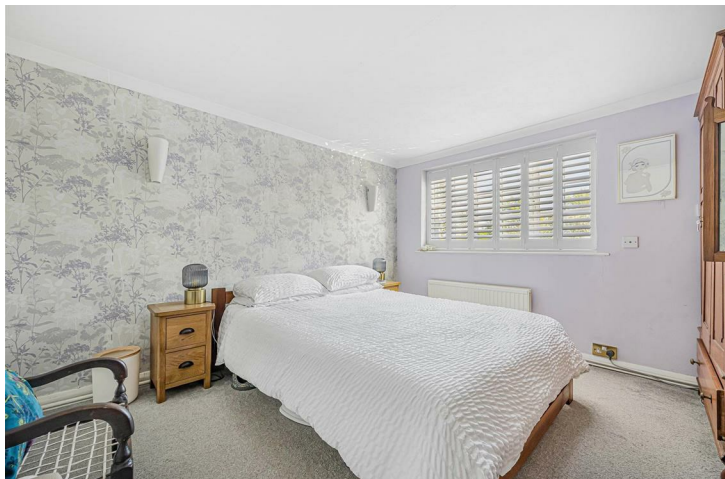




**Chain Cottage, Wokingham Road,  
Hurst,  
Berkshire, RG10 0RU**

**£625,000 Freehold**



A charming three-bedroom period cottage, believed to date back to the 18th century, thoughtfully extended and updated to create a stylish and characterful family home. Set in the sought-after village of Hurst, the property offers a perfect balance of tranquillity and convenience, surrounded by open countryside and close to the River Loddon and Dinton Pastures Country Park. The accommodation blends period character with contemporary design. A spacious living room features exposed beams, brickwork and a wood-burning stove, with oak flooring throughout and an open staircase with glass balustrade. The kitchen/dining room forms the heart of the home with a lantern roof and bi-fold doors opening onto the garden. A separate snug or guest room provides flexibility, alongside a cloakroom/utility room. Upstairs are three well-proportioned bedrooms and a modern bathroom. The property also benefits from a garage, private driveway, workshop and established private garden.

- Option of 4 bedrooms
- Living room with log burner
- Snug/Family room (Bedroom 4); cloakroom
- Village setting overlooking farmland to front
- Kitchen-breakfast room with bifolds to garden
- Garage & driveway; established private garden

The private rear garden features a paved patio, ideal for entertaining, and is mainly laid to lawn with shrub borders that lead to an area of timber decking, positioned to enjoy the afternoon sun. There is also a useful shed, plus a garage with attached workshop that can be accessed from both the side and rear. The property also benefits from driveway parking.

Hurst is a highly regarded village with a strong community feel, well-served by local amenities and excellent schooling, including St Nicholas' C of E Primary School and the independent Dolphin School.

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



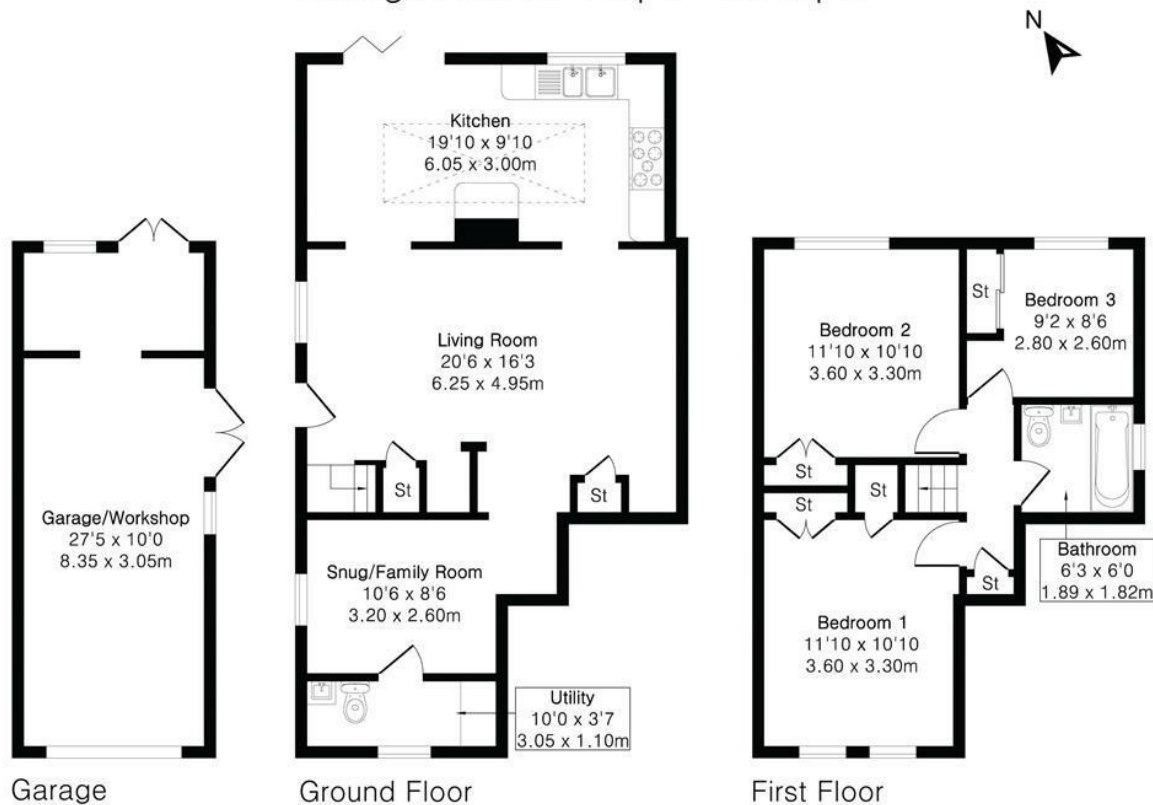


## Approximate Gross Internal Area 1380 sq ft - 128 sq m (Including Garage)

Ground Floor Area 655 sq ft – 61 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 274 sq ft – 25 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.



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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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