



Ochiltree Cottage, 128, Reading Road
Wokingham
Berkshire, RG41 1HA

£695,000 Freehold



This stunning three bedroom detached cottage built in 16th century and is Grade II listed building set down a long drive in a desirable tree-lined location close to Wokingham train station, local shops and schools. The accommodation which boasts many original features comprises entrance hall, spacious open plan living/dining room with log burning stove and exposed timber beams and stripped wooden flooring, adjoining galley kitchen and bathroom. There are three first floor bedrooms including a master bedroom with en suite shower room. Outside there are private well stocked gardens that surround the property and ample driveway parking at the front.

- Offered with no onward chain
- Fitted galley kitchen
- Generous gardens
- Living room with a log burning stove
- Pretty character home
- Desirable location close

Outside the garden which extends to the side and rear of the property is enclosed by wooden fencing, laid mainly to lawn with an area of patio at the rear of the house and mature trees interspersed at the side with a pond. There is ample driveway parking at the front of the house for numerous vehicles.

Reading Road is an established, mature and popular road set on the western side of Wokingham bordering Winnersh, close to a variety of schools and Sainsburys' supermarket. There are lovely countryside/woodland walks on the doorstep. For the commuter there is a mainline station in Wokingham (Waterloo line), Winnersh and Bracknell plus the A329(M)/M4 can be accessed from the east of town or Winnersh.

Council Tax Band: E
Local Authority: Wokingham Borough Council
Energy Performance Rating: N/A - Grade II listed

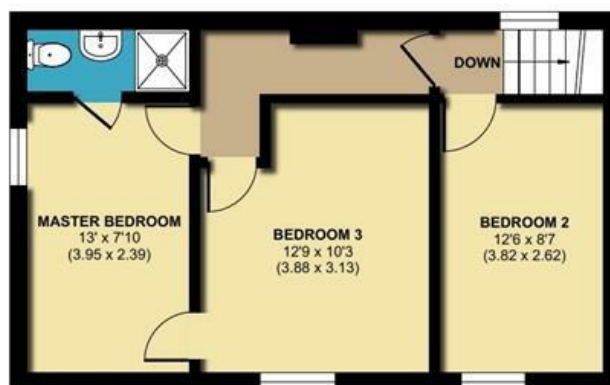




Ochiltree Cottage, Reading Road, Wokingham

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1187450

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy
MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk

www.michael-hardy.co.uk

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.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no: 1867303