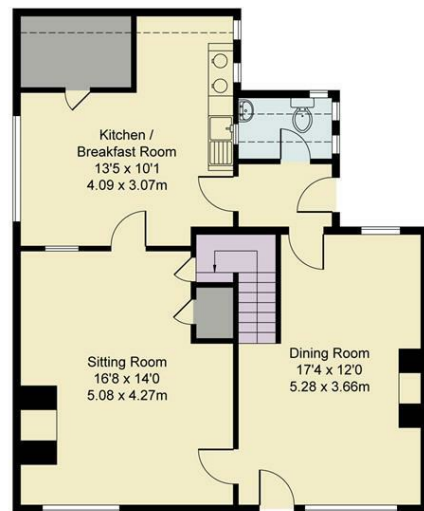


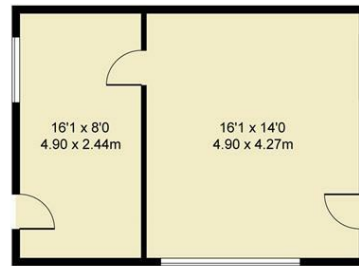


School Road

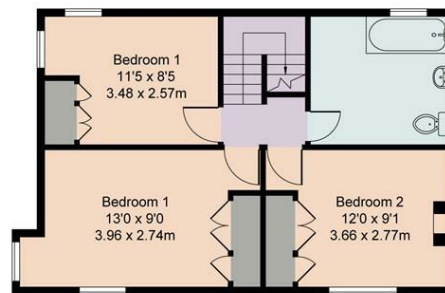
Approximate Gross Internal Area 132.2 sq m / 1422.98 sq ft
 Ground Floor Area 65.43 sq m / 704.28 sq ft
 First Floor Area 44.29 sq m / 476.73 sq ft
 Second Floor Area 22.48 sq m / 241.97 sq ft
 Outbuilding Area 33.80 sq m / 363.82 sq ft
 Total 166.0 sq m / 1786.80 sq ft



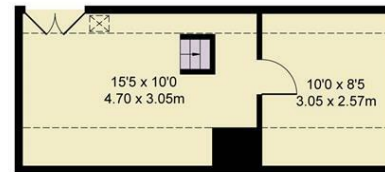
Ground Floor



Outbuildings



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Guide Price
£799,950

School Road, Hurst

A three bedroom Grade II listed detached cottage situated in the pretty village of Hurst.

- Picturesque village location
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Family Bathroom
- Downstairs Cloakroom
- Garden
- Driveway
- Grade II listed

A Grade II listed detached cottage close to the village amenities.

- Twyford 3 miles
- Wokingham 4 miles
- Henley 7 miles
- Reading 8 miles
- Twyford Station 1.6 miles
- Heathrow 26 miles



Peacocks

Peacocks is a charming Grade II listed cottage sitting on a corner plot in the popular village of Hurst, located opposite the picturesque village duck pond.

The principal accommodation comprises 3 bedrooms, family bathroom, 2 reception room, kitchen/breakfast room, cloakroom and a versatile loft room. There is a separate garden office and store.

The house has been owned by the same family for over 70 years and now requires updating, but offers great potential and has a wealth of very pretty original features to retain and enhance, including exposed beams and tiled floors.



Outside

The garden is a particularly fine feature. The house sits centrally in its grounds which is mainly laid to lawn interspersed with mature trees and planting.

The driveway is accessed through a shared entrance with the neighbouring property and has ample parking.

Situation

Hurst is a well-regarded and highly sought after picturesque village in the beautiful rural Berkshire countryside with good commuter links by rail and road. The village has good sporting facilities, including the Football Club, Cricket Club, and Bowling Club, There are two highly-regarded pubs, a bakery, village store and post office.

Hurst has excellent schooling with a local village primary school and the independent Dolphin preparatory school and nursery in the village.

The towns of Twyford and Reading are just a short distance away.

Services

Mains services: Electricity, water, gas and drainage

Council Tax: Wokingham Borough Council

Band E

Tenure: Freehold

Grade II listed



Directions

Postcode: RG10 0DR What3Word:///ducks.pinks.pizza

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.