



Rushy Mead, Cutbush Lane, Lower Earley

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# Rushy Mead, Cutbush Lane, Lower Earley, RG6 4DH

A unique and striking, south-facing grade II listed, period property with a large multi-functional space and garage set within grounds extending to nearly 2 acres

M4 (J11) 2.5 miles, Earley railway station 2.6 mile (London Paddington via Reading 39 mins), Reading City Centre 5 miles, Wokingham 5.7 miles, Pangbourne 11.3 miles, London Heathrow Airport 27 miles, Central London 40 miles

Reception hall | Sitting room | Family room  
Study | Kitchen/breakfast room | Utility | Pantry  
2 Cloakrooms | Principal bedroom with en suite shower room | 2 Further bedrooms | 2 Family bathrooms | Triple garage with 2nd level Workshop outbuilding | Shed | Garden | EPC Rating F

## The property

With parts dating back to the 16th century and later alterations, Rushy Mead is filled with period character features and yet has been carefully and cleverly renovated and modernised to offer modern practical living. At the heart of this home is a charming and smart kitchen/breakfast room, showcasing exposed timbers with an original chimney and log burning stove. It contains modern Shaker style units, stone worktops, a range cooker and a feature central island with a large breakfast bar and space for at least 7 to sit. The kitchen includes a larder and separate utility room. Adjoining the kitchen is a nearly 200 sq ft sitting room with a double aspect, exposed original brickwork and timbers. On the opposite side of the house is another sizeable reception room with double doors outside and currently operates as a television and family room snug. In addition to

a downstairs guest toilet, there is a study with potential to serve other requirements. Upstairs there are three double bedrooms accessed via three separate staircases which is not an unusual feature in houses of this vintage. Two in the more historic part of the house have very high vaulted ceilings and enjoy excellent views onto the garden and are served by a family bathroom. There is also an extremely useful, spacious eaves storage room and the principal bedroom has a modern, shower en suite. If seeking a particularly relaxing soak, there is a very stylish bathroom located downstairs with a roll-top bath.

## Outside

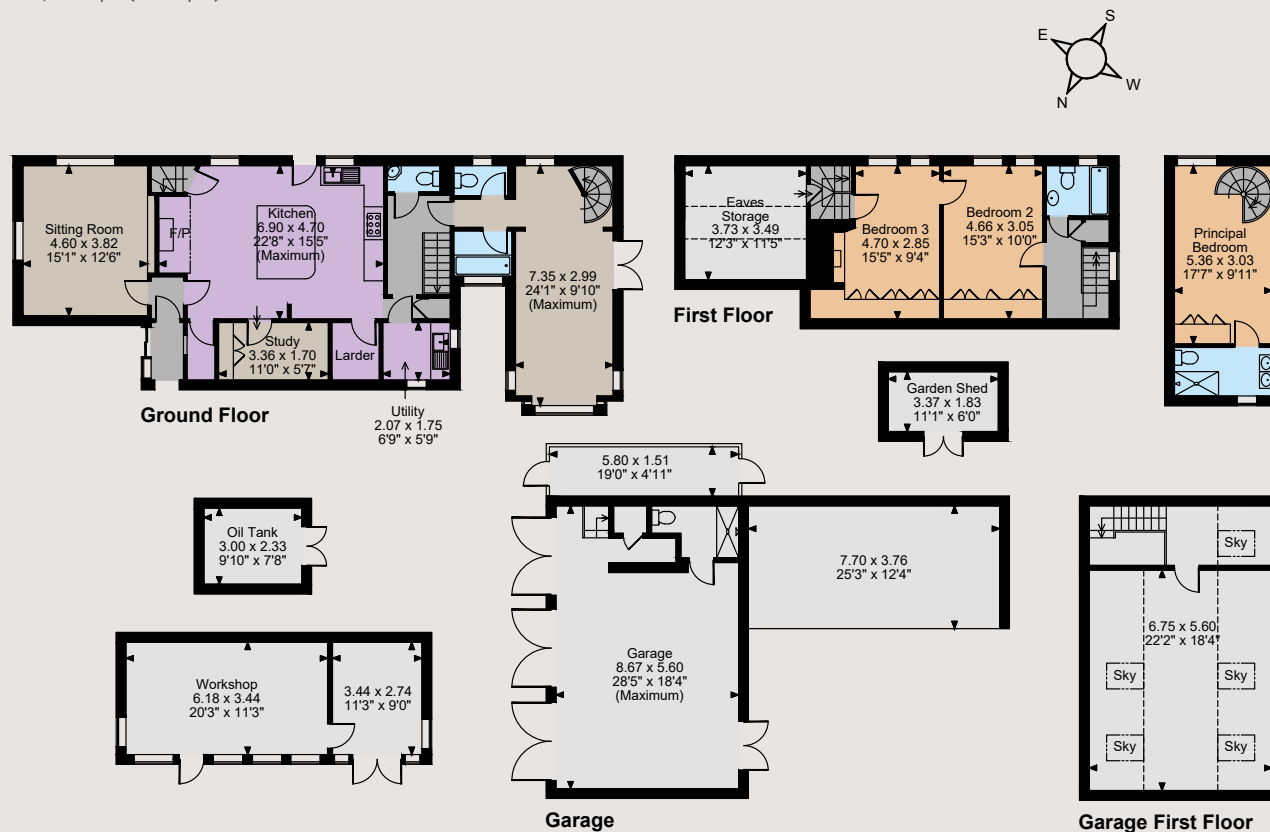
The grounds speak for themselves at Rushy Mead, with the rear garden in particular, extremely impressive upon arrival with a long and wide, rolling lawn extending out into the distance and bounded by mature specimen trees affording total privacy. It includes a large pond with a gazebo and large sections of south facing, paved terrace for excellent outdoor entertaining, which includes a covered pergola seating area with power and a hot tub. The current owners have built a significant and attractive oak-frame, triple garage with wide double doors and importantly have finished it to residential standard in terms of insulation and facilities so that it currently operates as an incredible party and games room downstairs, complete with a bar. Owing to a downstairs bathroom with a shower, this means that the huge 1st floor above with velux windows and a pretty remarkable, glazed, gable end allows for a multi-functional space, which can meet a variety of different requirements. Attached to the side of this garage block is a secure store facility. There is also a timber summer house with power that whilst now a large workshop was previously a children's games room. The property is accessed by solid, electric automated, Oak gates showcasing a sweeping 150m driveway with grass verge and tree-lined that leads to a vast, shingle driveway allowing easy parking for numerous vehicles. The entire plot measures a little under 2 acres.







Rushy Mead Cutbush Lane, Lower Earley  
Main House internal area 1,861 sq ft (173 sq m)  
Garage internal area 734 sq ft (69 sq m)  
Outbuildings internal area 883 sq ft (82 sq m)  
Total internal area 3,478 sq ft (323 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Location

Lower Earley is a residential enclave to the east of Reading, which offers a thriving community with parks, recreational facilities, shopping opportunities and eateries. The town of Reading provides a vibrant atmosphere, excellent transport links, and a diverse cultural scene which appeals to individuals and families alike. The property is within easy reach of Earley train station which provides direct services to Reading, where excellent connections to London are available, as well as Crossrail services (Elizabeth Line). There is convenient access to the M4 at both junctions 11 for links to the major road networks, and notable nearby schools include Reading Blue Coats, Pangbourne College, The Abbey, St Andrew's and Elstree.

## Directions

What3words ///eating.push.riders - Brings you to the propety driveway

## General

**Local Authority:** Wokingham Borough Council  
**Services:** Mains electricity; private & mains water; mains drainage; oil-fired central heating  
**Council Tax:** Band C

**Tenure:** Freehold

**Guide Price:** £1,250,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

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