





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 but 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 Rushv 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)





Denotes restricted head height

ehouse, Unauthorised reproduction prohibited, Drawing ref. dig/8610610/NJD

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2024. Particulars prepared July 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

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: £1,295,000

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

0118 984 5757

pangbourne@struttandparker.com struttandparker.com







Over 50 offices across England and Scotland, including Prime Central London





