



# 1 Rose Court Cottage

Rose Court, Reading Road

## 1 Rose Court is a three bedroom home with contemporary styling in a peaceful setting

A stylishly appointed property, set as part of a small development of homes formed from a large country house on the edge of the desirable village of Burghfield Common. The property features comfortable living space with high-quality modern fittings and attractive décor, while outside there is a well-kept private garden with peaceful woodland and rolling open countryside beyond.



**1 RECEPTION ROOM**



**3 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**0.17 ACRES**



**FREEHOLD**



**VILLAGE**



**1,521 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

This highly attractive property is part of a small development of homes formed from a large country house and its connected outbuildings. The accommodation has been renovated by the current owners to a modern standard with a stylish yet understated look and feel throughout.

The main reception room is the sitting room, with its French doors opening onto the patio area and fireplace fitted with a woodburning stove, making it a comfortable space in which to relax. Adjoining the sitting room is the open-plan kitchen and dining area with its vaulted ceiling, skylights and bi-fold doors opening to the garden. This social space is ideal for entertaining and features sleek fitted units, wooden worktops, a central island, an American-style fridge/freezer and a range cooker with a gas hob and dual ovens.

There are two double bedrooms on the ground level, one of which benefits from an en suite shower room, while the main bedroom has extensive fitted

wardrobes. The ground floor also has a family bathroom with a bathtub and a separate walk-in shower, while upstairs there is one further double bedroom, with an en suite cloakroom.

### Outside

The property is set some way back from the road along a shared driveway, which leads to private parking and a double garage. At the front of the property there is a cobbled courtyard garden, while at the rear, the gardens extend to more than 100ft and include a patio area for al fresco dining, with steps down to an area of lawn, bordered by timber fencing and dotted with established shrubs and trees. At the end of the gardens, a timber-framed summerhouse provides further outside space in which to relax, with its second patio area in front.



## Location

The popular village of Burghfield Common, five miles south of Reading, is surrounded by beautiful rolling countryside. Burghfield Common provides several everyday amenities, including a post office, a pharmacy, local shops, primary and secondary schooling, a library and a leisure centre. Nearby Mortimer Common provides access to additional local shops, a pharmacy and several pubs and restaurants. Reading, with its excellent selection of shops, leisure and cultural facilities, is easily accessible. The independent Daneshill School, Padworth College and Alder Bridge School are all within the surrounding area. The area is well connected by road, with the M4 just four miles away, while Theale mainline station offers direct services to London Paddington (42 minutes).



## Distances

- Theale 2.9 miles
- Reading 5.3 miles
- Tadley 5.7 miles
- Pangbourne 7.3 miles

## Nearby Stations

- Theale
- Mortimer
- Reading

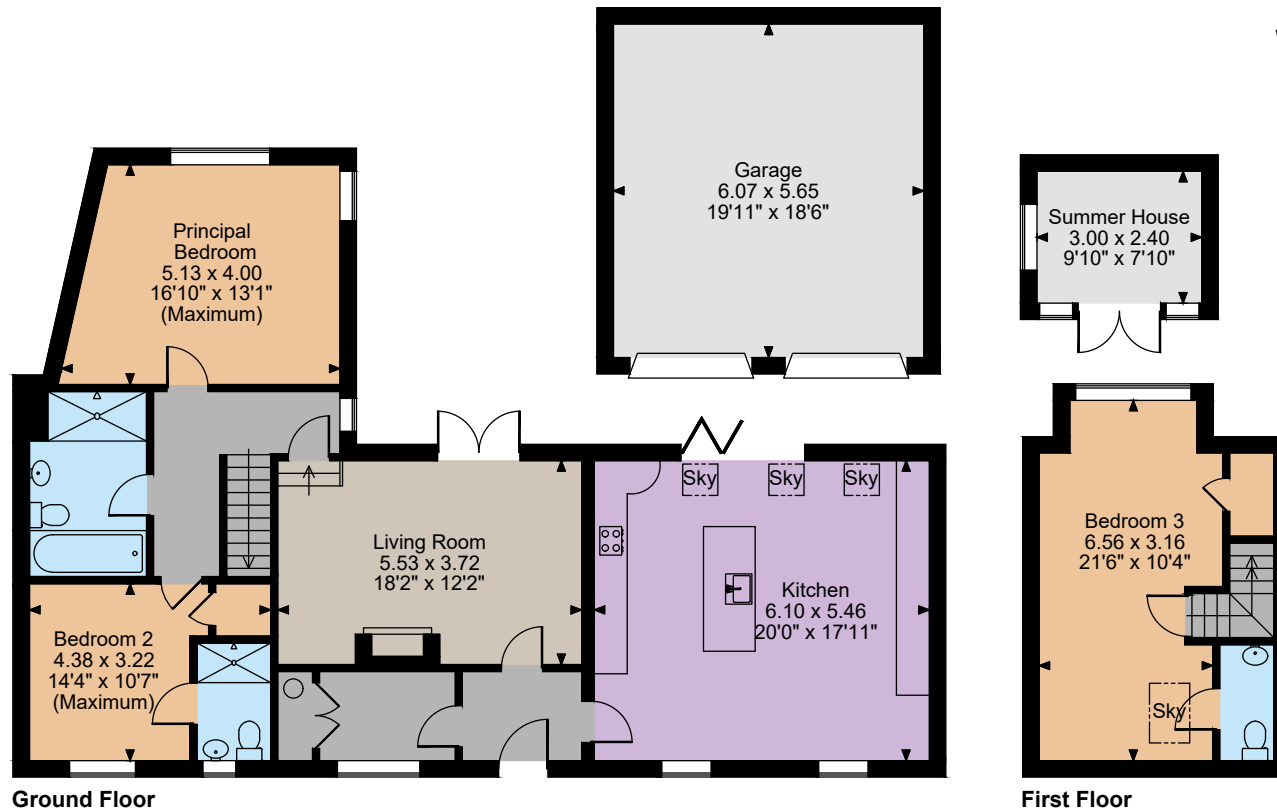
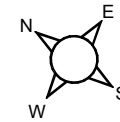
## Key Locations

- Reading (University town)
- Wokefield Common Nature Reserve
- Theale Lakes
- North Wessex Downs National Landscape

## Nearby Schools

- Garland Junior School
- The Willink School
- Burghfield St Mary's C.E. Primary School
- Sulhamstead and Ufton Nerve School
- Mortimer St Mary's C.E. Junior School
- Grazeley Parochial Church of England Aided Primary School
- Padworth College
- Bradfield College
- Pangbourne College





## Floorplans

Main House internal area 1,521 sq ft (141 sq m)

Garage internal area 369 sq ft (34 sq m)

Summer House internal area 78 sq ft (7 sq m)

Total internal area 1,968 sq ft (183 sq m)

For identification purposes only.

## Directions

RG7 3BG

What3words: ///recall.closes.urban - brings you to the driveway

## General

Local Authority: West Berkshire Council

Service: Mains electricity, gas and water. Private drainage via septic tank

Mobile and Broadband Checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

EPC Rating: F

Tenure: Freehold

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

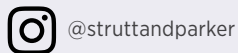
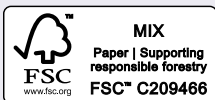
## Pangbourne

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