



Rose Cottage

Rotten Row, Bradfield

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming three-bedroom cottage with a pretty garden, in a sought-after and peaceful village setting

A delightful period cottage with plenty of character features, set in an idyllic village location surrounded by beautiful Berkshire countryside. The property features splendid painted brick elevations, sash windows and brick-built fireplaces, while outside there is an enchanting country garden, with peaceful woodland and open rolling fields just moments away.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE OPEN GARAGE



0.20 ACRES



FREEHOLD



VILLAGE



1,578 SQ FT



**GUIDE PRICE
£750,000**



The property

Rose Cottage is a charming detached period property, set in the small and peaceful village of Tutts Clump in the heart of the North Wessex Downs National Landscape. The property features three bedrooms, three reception rooms and a wealth of attractive original details throughout.

The main reception room is the well-proportioned drawing room, which has a dual aspect welcoming plenty of natural light and affording views across the beautiful garden. There is space for two discrete seating areas, or a seating area plus a study area or dining table, and the room features a splendid brick-built open fireplace. Additional reception rooms include the formal dining room, also with a dual aspect, and towards the rear, the snug room, which has a door providing access to the rear garden. There is also a well-equipped kitchen with storage units to base and wall level, an Everhot range and space for a breakfast table for informal dining, while the adjoining utility room offers further storage and space for home

appliances.

Upstairs there are three well-presented double bedrooms of similar proportions, all of which benefit from built-in storage. The first floor also has a family bathroom with an over-bath shower, and an additional shower room with a heated chrome towel rail and plenty of bathroom storage in fitted low-level cupboards.

Agents Note

The property has been priced to reflect the need for some structural repairs. A copy of a recent survey report can be provided on request, please contact the agent for more details



Outside

The house occupies a corner plot on a peaceful residential lane, with open field and woodland just moments away. The plot is bordered by established hedgerow, with the house surrounded by the well-tended country garden. At the front, a gate opens onto a brick pathway leading to the entrance, with the pathway continuing around the house to the patio area at the rear, which is an ideal space for al fresco dining. The patio is bordered by colourful border flowerbeds, while beyond there is an elevated lawn, which wraps around to the rear, side and front of the cottage and is dotted and bordered with mature trees, established shrubs and flowering perennials, as well as topiary hedges. Outbuildings include the timber-framed workshop and log store at the rear, while at the front there is a double open garage providing covered parking and floor-boarded above with storage, with a driveway in front providing further parking space.

Location

The property is located on the edge of the small village of Tutts Clump, close to Bradfield and nine miles west of the bustling town of Reading. The village is surrounded by the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty, while nearby, Bradfield provides a variety of everyday amenities, including a village store, a local pub, a primary school and Bradfield College, an independent secondary school. Reading provides for any additional requirements, including a choice of large supermarkets and leisure facilities, while the town is an excellent shopping destination. The nearest railway station is at Theale, 4.5 miles away, which offers services to London Paddington via Reading, while the M4 is just five miles away.



Distances

- Bradfield 1.8 miles
- Theale 4.0 miles
- Pangbourne 5.1 miles
- Thatcham 6.2 miles
- Reading 9.0 miles

Nearby Stations

- Theale
- Aldermaston
- Midgham
- Pangbourne

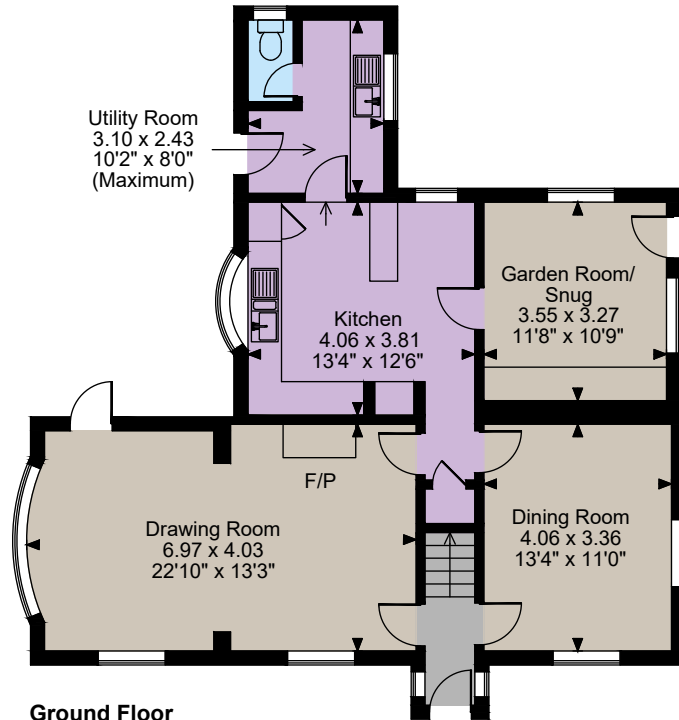
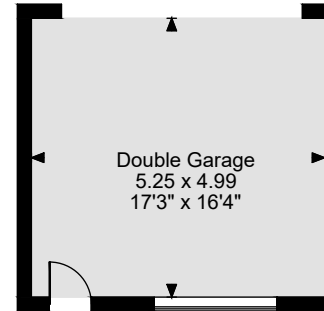
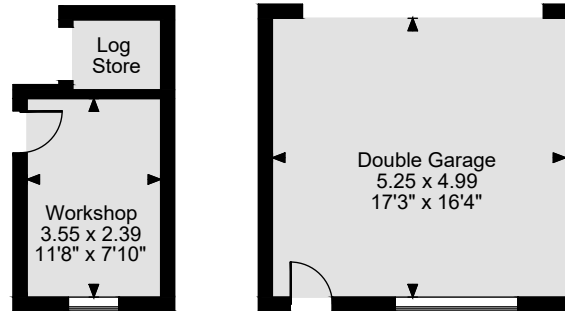
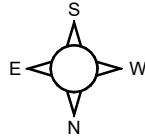
Key Locations

- The Museum of English Rural Life
- West Berkshire Museum
- Donnington Castle
- Highclere Castle
- Basildon Park
- The Living Rainforest

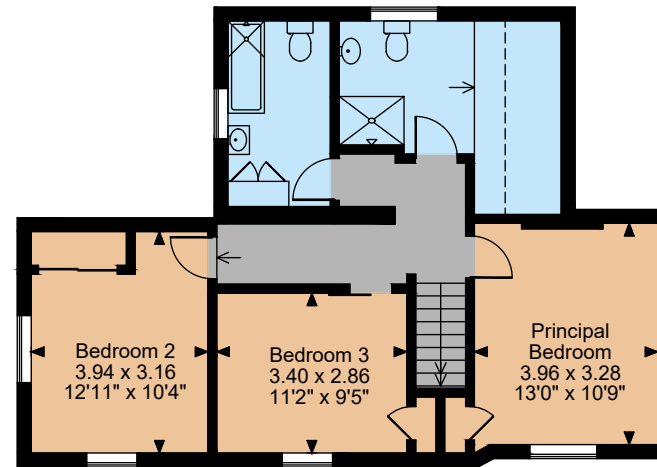
Nearby Schools

- Bradfield College
- Elstree School
- Padworth College
- The Oratory School
- Leighton Park School
- Pangbourne College
- St. Andrews School





Ground Floor



First Floor

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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 1,578 sq ft (147 sq m)
 Double Garage internal area 282 sq ft (26 sq m)
 Workshop internal area 115 sq ft (11 sq m)
 Total internal area 1,975 sq ft (183 sq m)
 For identification purposes only.

Directions

RG7 6LL

what3words: ///bulges.giant.dreamers: - brings you to the property

General

Local Authority: West Berkshire

Services: Mains water, drainage, electricity. Central heating via an air source heat pump.

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

Council Tax: Band G

EPC Rating: F

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

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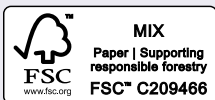
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