

Five Oaken
Guide Price £550,000

Carter Jonas

Five Oaken
Reading Road
Burghfield Common
RG73QD

– Mortimer and Burghfield Common village centres 1 mile, Mortimer railway station 2.5 miles
– Reading 7 miles, Basingstoke 10 miles, Newbury 14 miles
– M4 (J12) 5 miles, M3 (J6) 10 miles
– Fast trains to London Paddington from Reading, Basingstoke and Newbury stations

Porch • sitting room • dining room • kitchen • boiler room • utility room • ground floor bathroom • stairs to first floor • shower room • 2 bedrooms • private plot of 1.1 acres surrounded by woodland • integral garage and workshop • triple car port • large barn • further range of outbuildings • Energy Rating E

Situation

Five Oaken is situated in a rural location, surrounded by woodland, but ideally located on the outskirts of the sought after villages of Mortimer and Burghfield Common. Both villages offer an excellent range of local amenities including a mini-supermarket with post office, coffee shop, doctor's surgery, dentist, public houses, leisure centre, recreation ground, restaurants and churches. It is also very well situated for excellent commuting to local business centres and central London. Reading, Basingstoke and Newbury are all easily accessible and provide a broader range of facilities. Communications are first class, with the railway station at Mortimer providing connecting services to both Reading and Basingstoke and the M3 and M4 motorways close by. There are a good range of schools, both state and independent close by including excellent primary schools within the village. Independent schools nearby include Crossfields, Danes Hill, Bradfield, Elstree, Cheam and The Abbey.

An excellent opportunity to completely refurbish and potentially extend this pretty detached cottage with an extensive range of outbuildings. The property sits in a generous plot of 1.1 acres and located in this popular rural location just outside the village of Mortimer and Burghfield Common.



Description

Five Oaken is a pretty, detached house, now in need of modernisation, offering an exciting opportunity to create a home tailored to individual tastes. An entrance porch leads into the dining room, which features a fireplace, while the substantial dual-aspect sitting room has a wood-burning stove and French doors opening onto the garden. The kitchen/breakfast room is fitted with a range of wall and base units, with a door leading to an inner hall, a utility room and access to the garage and workshop. Two bedrooms and a shower room occupy the first floor, complemented by a family bathroom on the ground floor.

Outside

The property is approached through double wooden gates opening onto a generous parking area with a triple carport. A further carport lies behind the house, along with a large open barn. Extending to just over 1.1 acres, the grounds are predominantly laid to lawn and enclosed by a combination of fencing and mature hedging. A large outbuilding, timber shed and greenhouse provide additional space for a variety of uses.

Additional Information

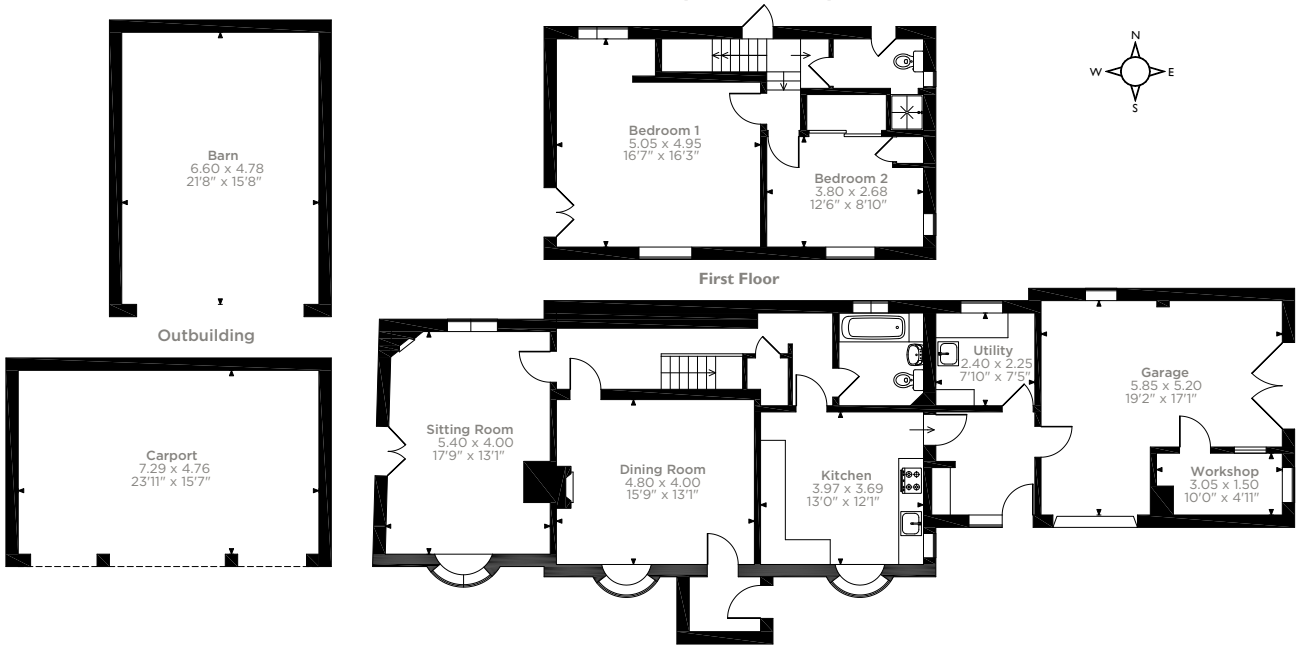
Tenure: Freehold
Services: Mains water and electricity, private drainage
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band D
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG7 3QD







Five Oaken, Reading Road, Reading
Approximate Gross Internal Area
Main House = 170 Sq M/1829 Sq Ft
Outbuilding = 32 Sq M/344 Sq Ft
Total = 202 Sq M/2173 Sq Ft



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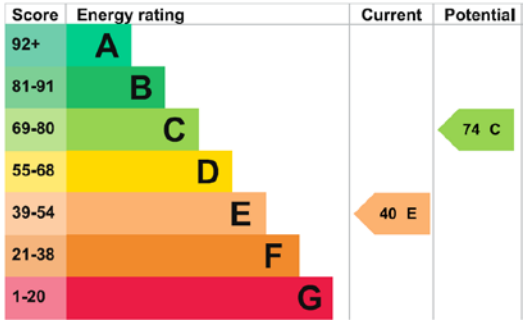

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