



Crofters Cottage, Hollybush Lane, Burghfield Common

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Crofters Cottage, Hollybush Lane, Burghfield Common, Berkshire, RG7 3JS

An attractive, grade II listed, 4 bedroom thatched cottage, in a quiet, tucked away setting

Thatched porch | Entrance hallway | Drawing room | Dining room | Family Room | Studio | Bar area | Kitchen | Utility / boot room | Cloakroom | 4 Bedrooms | 2 Bathrooms | Garden | Double length garage | Store | EPC rating D

The property

Crofters Cottage is an impressive and striking, four bedroom, period cottage which has been renovated by the current owners, sitting on a 0.4 acre, quiet and discreet plot. Downstairs the kitchen is arguably the most impressive room in the house having seen a great deal of change and upgrading so that it now contains a range cooker sitting within the historic chimney breast, stylish contemporary units with copper inlays and poured concrete worktops, integrated appliances and herringbone brick flooring. Off the kitchen is a rear entrance, stable door from the garden with steps down to a utility and boot room area, again with matching stylish units and exposed beams. Three other reception rooms include a dining room, immediately next to the kitchen, a smart drawing room with cast iron radiator and feature brick fireplace with an open fire, a cosy family / television room with space for an L-shaped sofa and an office desk. Some steps lead down to a very fun and quirky bar area, utilising what would have been the historic bread oven. There is also a bright and sizable (160 sq ft) studio room with double doors out the garden which can operate in numerous ways, whether a home office, playroom or gym. Notable features to be aware of throughout

are the many exposed beams that have been striped back to their original form, exposed brick-work, new, lime plastered walls and numerous cast-iron radiators.

Upstairs are four bedrooms, accessed by two staircases on either side of the house as is often the case with properties of this period. The bedrooms are served by an upstairs bathroom with a bathtub as well as a re-designed, stylish, contemporary downstairs bathroom with a walk-in shower.

Outside

The sizeable rear garden is laid mostly to lawn with a south facing, paved terrace seating area to one side. There is also a very pretty front garden that extends down one side of the property, containing well-planted beds and a climbing wisteria. There is a timber store measuring over 220 sq ft with power as well as a double length garage attached to the side of the property, linked via a door from the kitchen. The front shingle driveway allows parking for numerous vehicles and accessed via a discreet private approach off Hollybush Lane.

Location

Situated on the outskirts of the village of Burghfield Common and near Mortimer Common, the area is well-served by a range of local shops and facilities such as a pharmacy, village store, bakery and a Tesco Express. London bound railway services are provided by either Mortimer or Theale stations and motorway access via junctions 11 & 12 on the M4 for Newbury to the west and Reading and London to the east. The area offers a good range of local state and secondary schooling together with a number of independent schools including St. Andrews, Elstree, Bradfield College, Crossfields, Pangbourne College, Downe House and Ludgrove.





Crofters Cottage, Hollybush Lane, Reading
 Main House internal area 2,140 sq ft (199 sq m)
 Limited Use internal area 128 sq ft (12 sq m)
 Outbuilding internal area 216 sq ft (20 sq m)
 Total internal area 2,454 sq ft (228 sq m)



Directions

What3words:///friend.trip.attend - brings you to driveway

General

Local Authority: West Berkshire

Services: Mains water, drainage, electricity, gas and central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: £985,000

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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