

**BARN CLOSE COTTAGE, CUTBUSH LANE WEST, SHINFIELD,
READING, BERKSHIRE, RG2 9LB**



- No onward chain
- Character property
- Generous plot
- Double garage
- Gated
- Shinfield village

Offers in excess of £900,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE SHINFIELD BRANCH ON 0118 988 5000



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PROPERTY DESCRIPTION

Situated on the cusp of Shinfield village and being sold with the benefit on no onward chain is this lovely four-bedroom detached family home. Bursting with character throughout there are plenty of fantastic features and quirky additions. On the ground floor there are three reception rooms including kitchen, diner, lounge and a study and additional room which could be used as a playroom. On the first floor there are four bedrooms, and the fourth bedroom includes a walk-in wardrobe space with a further additional room that also has its own staircase leading to the ground floor. Also, on the first floor there is a family bathroom and en-suite to the main bedroom. To the front of the property, it is a gated entrance along with a double garage and parking for multiple cars. The rear garden is private and not overlooked. EPC Rating D

LOCAL INFORMATION

School Green is the heart of Shinfield village and comprises the village green, pubs, shops and Shinfield Primary School and recreation grounds. The historic church of Shinfield St Mary's can be found in Church Lane on the north-west ridge of Shinfield Village. Nearby is Lower Earley, with all its facilities including superstores, a petrol station, take aways and restaurants. Shinfield gives commuters easy access to M4, A33 and A329m. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre. Railway stations providing services to London and the West Country may be found at Winnersh, Wokingham and Reading. Access to the M4 is available via Junction 11 which in turn provides access to Heathrow Airport, Central London, the West Country and M25.





ACCOMMODATION

As you enter the property you are greeted with the entrance hall. From the entrance hall and in front there is a door into the dining room. To the right of the entrance hall there is a door into the kitchen, the kitchen has its own separate utility space and there is access to the double garage. The sitting room is accessed from the main entrance hall with the study and additional room off the sitting room. On the first floor there are four bedrooms with an en-suite to main bedroom and there is also a family bathroom. The fourth bedroom features an additional walk-in wardrobe and an additional room creating a fantastic extra space which could be used as in many different ways.

OUTSIDE SPACE

The front of the property is gated and opens out onto the driveway. There is a double garage and parking for multiple vehicles. The rear of the property has a private garden that is non overlooked and mostly all laid to lawn. The garden is mature with trees and shrubs and enclosed by high bushes.

LOCAL AUTHORITY and SERVICES

Mains Gas, water and electricity
Wokingham Borough Council - Council Tax Band G











CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

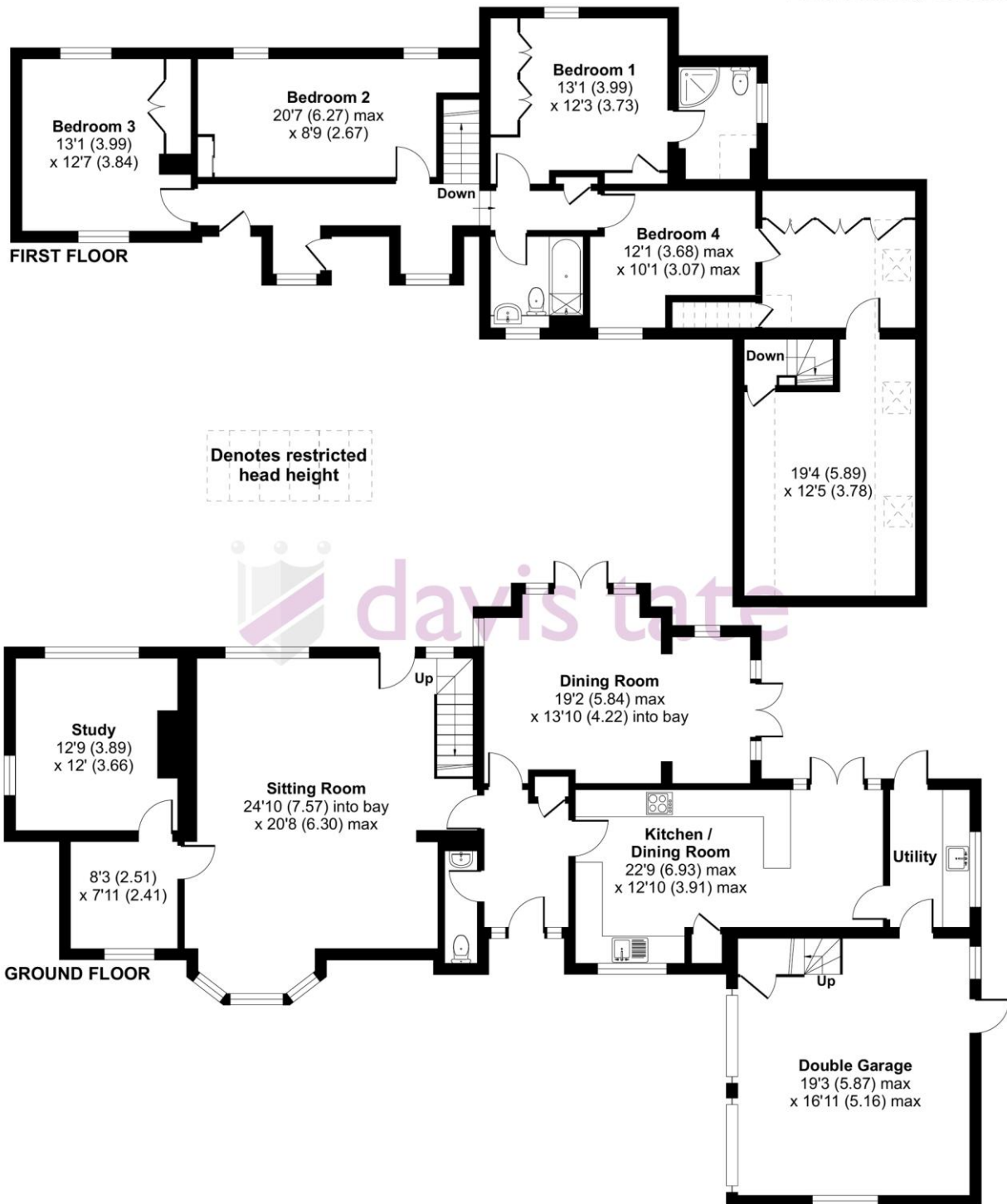
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2493 sq ft / 231.6 sq m
 Limited Use Area(s) = 151 sq ft / 14 sq m
 Garage = 326 sq ft / 30.2 sq m
 Total = 2970 sq ft / 275.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1039752