



sales | lettings | new homes | conveyancing | mortgages

## PEACOCKS, SCHOOL ROAD, HURST, READING, BERKSHIRE, RG10 0DR



- Character detached cottage
- Dating back in parts over 400 years
- Approx. 0.25 acre plot of mature gardens
- Off road parking and outbuildings
- Grade II listed
- In need of modernisation

Asking Price £800,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



davistate.com



### PROPERTY DESCRIPTION

Three-bedroom grade II listed detached cottage, available for sale in the heart of the sought-after village of Hurst. The property sits on an approximate 0.25 acre plot of mature and well-tended gardens with outhouses and a gravel driveway. EPC exempt.

### LOCAL INFORMATION

Hurst is a pretty village between Twyford and Wokingham. There is an abundance of countryside walks in the area along with local pubs, and well-regarded schools. There are several active clubs including the cricket club and the annual village show. Schooling in the area is excellent with a village primary school and easy access to the popular Dolphin School, an independent, preparatory school and nursery. More comprehensive shopping and leisure facilities can be found at nearby Twyford (3 miles) and Reading (8 miles). Communications are excellent with Twyford Station having fast connections to London (Paddington from 29 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. From J10 (2 miles) at Reading there is access to the M4, M25 and M3 motorway networks and to Heathrow Airport in under 30 miles.





## ACCOMMODATION

A covered porchway leads to the hardwood main front door, although the majority of guests use the side access via the lean-to area.

The hardwood front door provides access to the dining room with feature fireplace, exposed beams, original quarry tiled flooring and staircase to first floor. The dual aspect Sitting room with views across the mature gardens also has additional under stairs storage cupboard, exposed beams and fireplace and leads through to the kitchen/dining space. The kitchen with a vaulted ceiling is double aspect again with enjoyable outlook over the gardens, fitted base units, range oven, walk in pantry, and door leading to a rear lobby which in turn has doors to a W.C., and rear garden. Upstairs there are three bedrooms each with fitted wardrobes and various period features that include a fireplace and beamed ceiling. The family bathroom is also located on the first floor. Access via a pull down ladder opens into the loft area which was previously used as a bedroom, with a Velux window.

## OUTSIDE SPACE

Approached via a gravel driveway providing ample off road parking to the well maintained mature gardens surround this pretty and characterful cottage. There is also a Well, several outbuildings, one with power and light which would make ideal conversion to a home office ( subject to usual consent requirements). The gardens are a particular feature of this character home and have been well maintained and stocked with an array of mature trees and shrubs. The South-East facing garden is enclosed by mature hedging.













### **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.

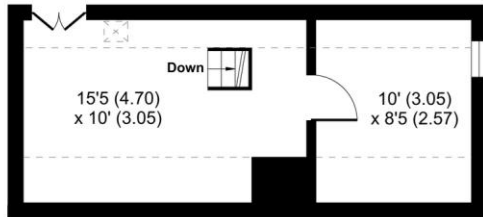
### **REFERRAL FEES**

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.

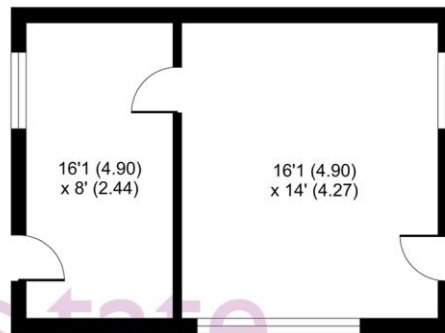
Approximate Area = 1293 sq ft / 120.1 sq m  
 Limited Use Area(s) = 131 sq ft / 12.1 sq m  
 Outbuilding = 364 sq ft / 33.8 sq m  
 Total = 1788 sq ft / 166 sq m

For identification only - Not to scale

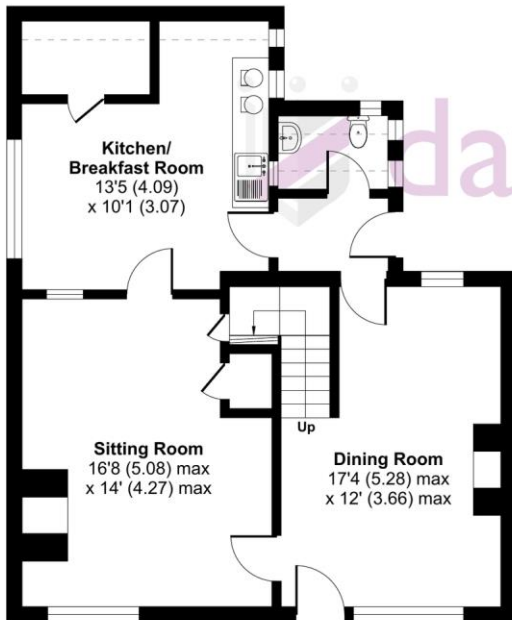
Denotes restricted head height



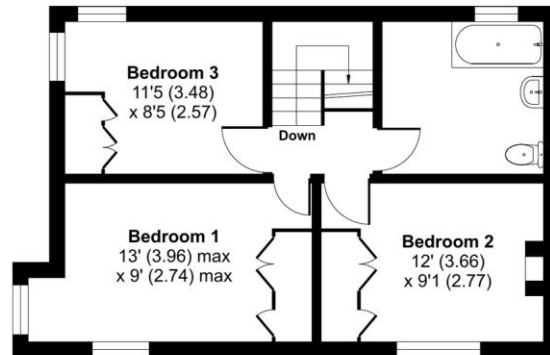
SECOND FLOOR



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1054411