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STONE COTTAGE, THE HAMLET, GALLOWSTREE COMMON, READING, OXFORDSHIRE, RG4 9BU



- Detached bungalow
- Three double bedrooms
- Two reception rooms
- Garden studio office
- Wrap around gardens
- Quiet village location

Asking Price £550,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A three double bedroom detached bungalow in a peaceful location in Gallowstree Common. The property benefits from pretty wrap-around gardens and a secluded location. Internally, there are two reception rooms, a kitchen breakfast room and a separate garden studio. EPC Rating D.

LOCAL INFORMATION

The Hamlet is a quiet road in the village of Gallowstree Common. The bungalow is located down a path located centrally off The Hamlet.

The villages of Gallowstree Common, Kidmore End and Chalkhouse Green are located within South Oxfordshire, close to the Oxfordshire/Berkshire border. There is schooling for playgroup and a primary school and other facilities including a church, village hall and, recreation grounds. The area has a variety of woodland walks and bridle paths. There are country pubs within a few minutes drive. There is good access to the nearby town of Reading and Henley on Thames, and motorway networks M4 and M40.

ACCOMMODATION

The front door opens to a central square lobby. The accommodation is all on one floor, allowing a very flexible arrangement. The living room has multiple windows out to the lawned garden and a feature gas fireplace. There is a kitchen breakfast room with bar seating overlooking the garden. This is fitted with storage cupboards and appliances including two full height larder cupboards. It leads to the dining room which benefits from French doors out to the patio area of the garden. There are three double bedrooms, the main has fitted wardrobes. There is also a shower room with a large walk-in shower.



OUTSIDE SPACE

The property is reached via a pathway from the road, making it very secluded and private. Parking is on-street on a quiet country lane. The gardens wrap around the house, taking advantage of multiple aspects. The garden is zoned into distinct areas. There is a lawn with mature flower borders and hedge separating it from the studio and kitchen garden area. The studio has plenty of glazed windows allowing in light and is wired for lights and power. There is also a raised patio for seating and dining adjacent to the dining room.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District council, tax band F. Mains gas, electricity and water. Sewerage is via a septic tank.





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.

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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. Other important information which you need to know about this property can be found at davistate.com

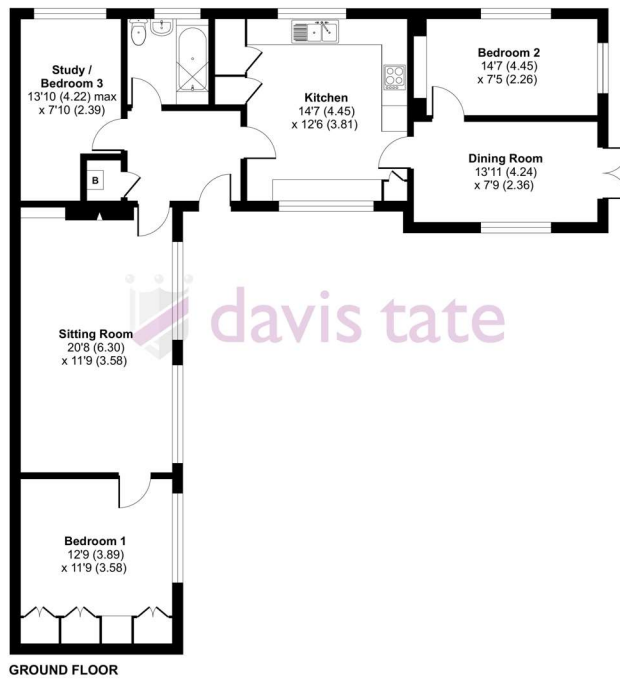
BUYERS INFORMATION

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 = 1070 sq ft / 99.4 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). © nchecon 2024. Produced for Davis Tate. REF: 1063278