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## THE OLD POST HOUSE, KILN GREEN, BERKSHIRE, RG10 9SE



- Four bedroom detached home
- Large outbuilding at the rear
- Private rear garden
- Gravel driveway accessed via electric gates
- En-suite to main bedroom
- Sitting room plus additional family room

Asking Price £850,000 (Freehold)

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



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## PROPERTY DESCRIPTION

Four bedroom detached family home which in parts dates back over 300 years. This characterful property boasts flexible accommodation with an added benefit of a substantial outbuilding. Close to nearby countryside and yet a short distance to Twyford village and train station. EPC rating D.

## LOCAL INFORMATION

Hare Hatch is a small village to the North-West of Twyford, the village is closely linked with its neighbour Wargrave, which is a charming village set on the banks of the river Thames just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford. There is mainline access to London from Twyford and Wargrave has its own branch line station.

## ACCOMMODATION

With a history dating back over 300 years this property is flooded with light and offers spacious accommodation throughout. There is a side door leading from the enclosed gravel driveway into an inner hall which leads through to principle rooms. There is also access directly from the driveway into the kitchen.

The family room at the end of the property has dual aspect views across the driveway and doors leading out to the well tended and private rear garden. The convenient utility room also has access to the rear. There is also the added benefit of a downstairs shower room.

The kitchen/breakfast room has a range of storage solutions and a granite worktop to complete a fully fitted and modern kitchen. There is also space for a breakfast table. The sitting room runs from the front to the back of the property and allows space for a dining area with doors onto the rear garden and sitting area next to the open fireplace. The room is further enhanced by a beamed ceiling access through to a private study area with hidden book shelving and window overlooking the private driveway. The sitting room is the principal room as you enter the property from the main front door and entrance hall.





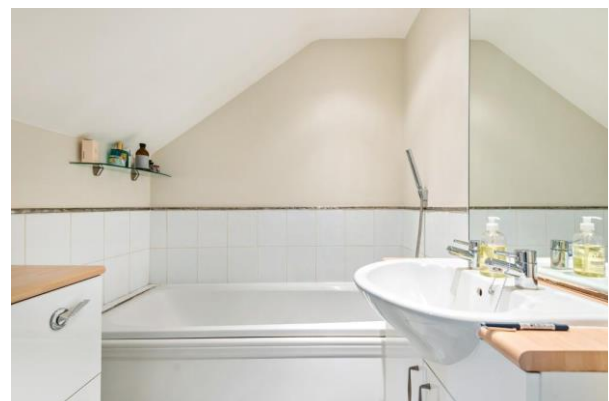
Upstairs the landing gives access to four bedrooms, three of which are double rooms. The main bedroom is set at the rear of the property with views across the garden with an ensuite as well as fitted wardrobes. The modern family bathroom is also located on this floor and is modern and practical in design.

### **OUTSIDE SPACE**

Enter via electric double gates through to an ample gravelled driveway. There is also a personal door from the road leading into the garden. The private garden is mainly laid to lawn and has mature trees and shrubs to the borders. The patio area is located close to the house and would be ideal for entertaining. A further benefit of this property is a large outbuilding currently split and used partly as a workshop and partly for a storage room. The building has power and light and could work well as a separate home office etc due to its location it can be accessed via the front gate through to the outbuilding without having to enter the main property

### **LOCAL AUTHORITY and SERVICES**

Wokingham borough council tax band F. All mains services.











### **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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

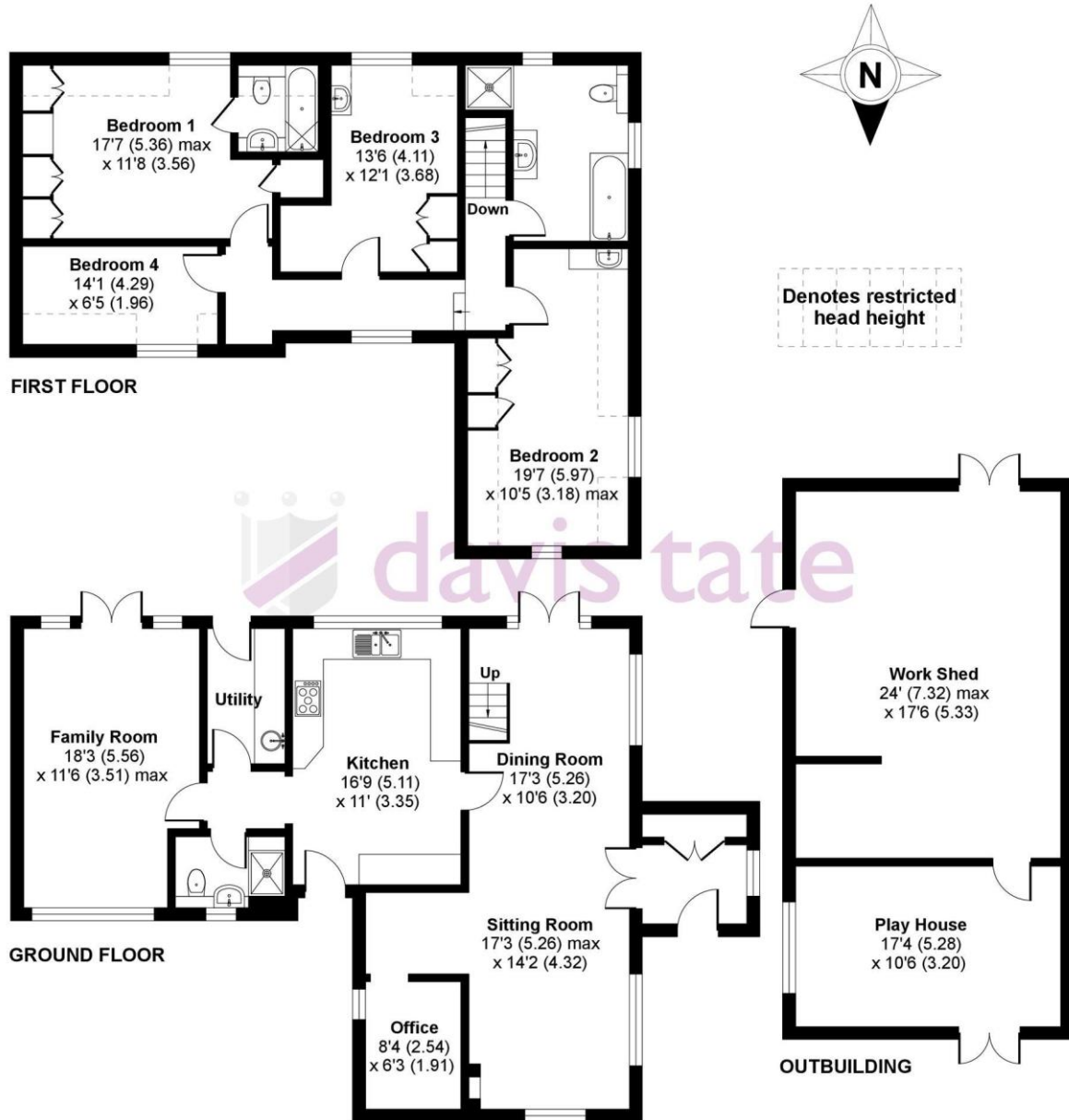
### **BUYERS INFORMATION**

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 = 1731 sq ft / 161 sq m  
 Limited Use Area(s) = 115 sq ft / 11 sq m  
 Outbuilding = 607 sq ft / 56 sq m  
 Total = 2453 sq ft / 228 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 2021. Produced for Davis Tate. REF: 715570