



COLLINS END, GORING HEATH, READING, RG8
£685,000 FREEHOLD

A CHARMING CHARACTER COTTAGE POSITIONED IN A POPULAR SEMI-RURAL LOCATION

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DESCRIPTION:

An opportunity to purchase this semi-detached cottage with numerous character features and a separate plot to the rear. This fine home has a wonderful living room with exposed brick work and a wood burner adding to the cosy feel. The dining room provides a great space for formal dining and from the dining room there is a study /snug. The kitchen has been refitted in a classic style with an integrated hob and a courtyard view. The first floor has three double bedrooms, bedroom one has an ensuite wc with wash basin. The rear garden is a courtyard and provides an ideal area for alfresco dining. The additional plot which boasts a large garage and garden along with an area providing off road parking has previously housed chickens and may offer alternative uses such as garaging or a workshop or potentially further development subject to the usual planning consents.

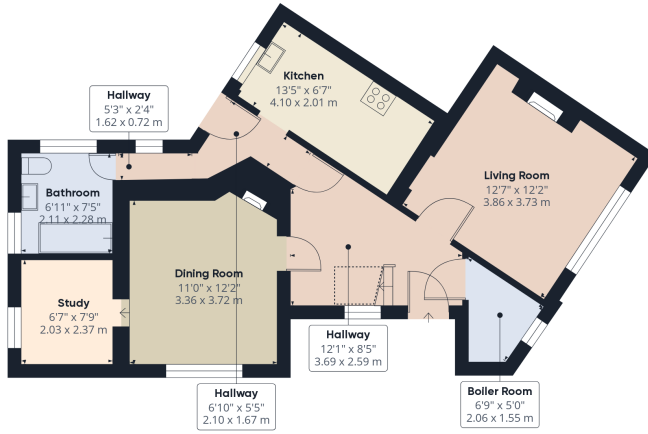
AT A GLANCE

- Three Bedroom Character Cottage
- Superb Rural Setting
- Two Reception Rooms
- Refitted Kitchen
- Ground Floor Bathroom
- Enclosed Courtyard Garden
- Separate Plot with A Large Garage, Garden and Off-Road Parking
- Septic Tank and Gas Tank

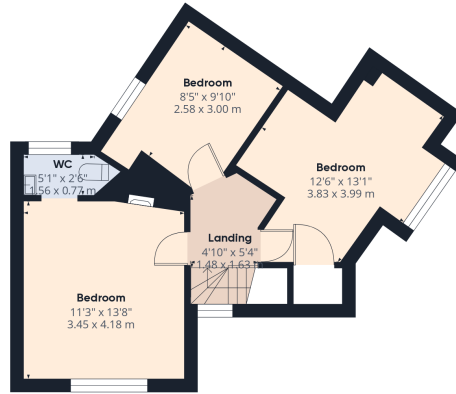








Ground Floor



Floor 1

Approximate total areaⁱⁱⁱ
1075.75 ft²
99.94 m²

Reduced headroom
9.51 ft²
0.88 m²

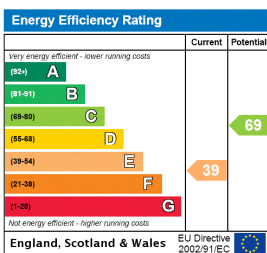
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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