



3 FARLEY COURT, CHURCH ROAD, FARLEY HILL, READING, BERKSHIRE, RG7 1TT
£825,000 LEASEHOLD

FARLEY COURT IS AN OUTSTANDING CONVERSION OF A GRADE TWO LISTED
 GEORGIAN MANOR HOUSE TUCKED AWAY IN THE HEART OF FARLEY HILL WITH
 BREATH-TAKING VIEWS OVER THE BERKSHIRE COUNTRYSIDE.

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DESCRIPTION:

Upon entering the property through the ground floor entrance hall, a flight of stairs leads up to the first floor landing and study area. This level features a spacious living room and a dining room with double doors opening onto a terrace from which views over the grounds and beyond can be enjoyed. The impressive circular drawing room also enjoys fabulous views from the balcony. There is a modern kitchen/breakfast room recently refitted with granite worktops and built-in appliances and a cloakroom. Additionally, the first floor accommodates the luxurious master bedroom suite, which includes an en suite shower room. The property also boasts a range of character features such as high ceilings and fireplaces, which add to the elegance and charm of the living space.

The second floor provides four further bedrooms, a family room, a well-appointed bathroom, a sensibly located utility room and a study. The house has been professionally decorated to a high standard complementing the style and character of the building.

Apartment 3 benefits from two single garages located in a block, each with power and light, providing ample space for secure parking and storage.

Farley Court is a well-established development set within beautifully landscaped grounds, providing a peaceful country lifestyle yet within easy access of Reading town centre, its mainline railway station and the country's motorway network.

To really appreciate the high-quality finishes, impressive character features and all that this unique and highly desirable town house represents, an internal inspection is highly recommended.

Outside

A long, winding private driveway meanders through the manicured communal grounds, which boast a plethora of established plants, trees and bushes, creating an oasis of calm. Past the tennis courts, it delivers you to the front of Farley Court, a magnificent Grade II listed country house.

The town house benefits from its own private garden and terrace, with shared use of the communal facilities which include beautiful gardens and two fully operational tennis courts.

AT A GLANCE

- Prestigious Georgian manor conversion
- Breathtaking views
- Park-like communal grounds & Private garden
- Tennis court & Two garages
- Share of freehold, service charge circa £3000pa
- Septic tank , Oil heating, Mains electric & water
- Council tax band F Wokingham
- Mobile Coverage for Three, Vodafone & O2
- Ultrafast Broadband 1000 Mbps
- Satellite / Fibre TV Available

Tenure: Leasehold

Term: 973 year and 11 months

Service Charge: £3000 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Farley Court

Approximate Gross Internal Area = 247.1 sq m / 2660 sq ft
(Excluding Garages)



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID959222)

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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