



Mudgate Cottage, Hollingsworth, Newbury Road, Hampstead Norreys, RG18 0SJ

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A beautifully presented three bedroom cottage with private rear garden and panoramic countryside views!

The ground floor comprises of a cozy dining room with a log burner and views over the rear garden. The living room is of a great size with stunning bifold doors opening onto the garden. The kitchen has been modernized and consists of light blue cabinets with white worktops and built in appliances. From the kitchen, there is a further access point onto the garden, as well as the cloakroom.

To the first floor are three double bedrooms. The dual aspect master bedroom offers incredible countryside views and ensuite. Bedroom two overlooks the rear and has built in storage. The family bathroom is beautifully presented with a rolltop bath, heated towel rail and neutral tiling.

To the rear is a lovingly maintained and extremely private south facing garden. There is a patioed area as well as a decked area, perfect for alfresco dining. There are several flower beds with pretty plants and mature shrubs. The rest of the garden is mainly laid to lawn. To the front is a gravel driveway with parking for two cars.

KEY FEATURES

- 1050ft² / 97.6m²
- Cozy Dining Room with Log Burner
- Modern Kitchen
- Living Room with Bifolds
- Cloakroom
- Three Double Bedrooms
- Ensuite in Master
- Family Bathroom
- South Facing Garden
- Countryside Views
- Driveway for Two Cars

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MATERIAL INFO

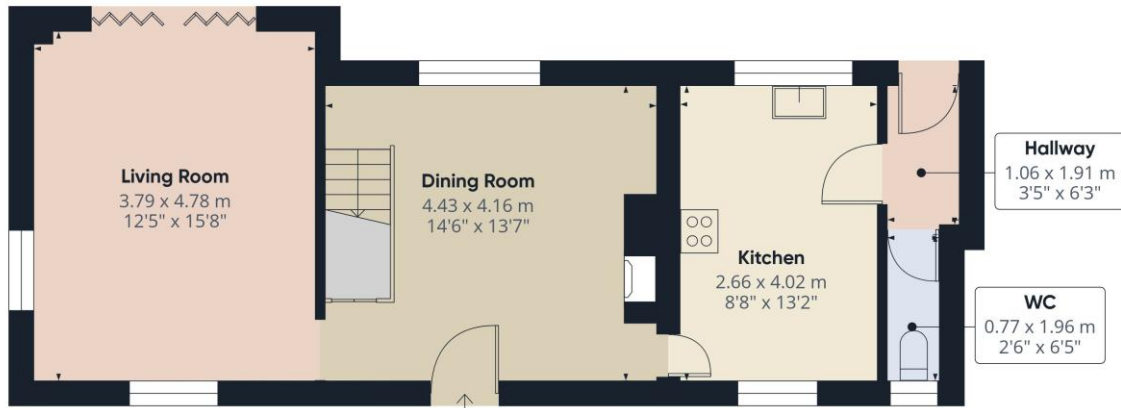
Tenure: Freehold

Council Tax Band: D

EPC rating: D

The property operates on oil central heating and septic tank. There are no known mobile coverage issues and there is Ultrafast Broadband available in the area.

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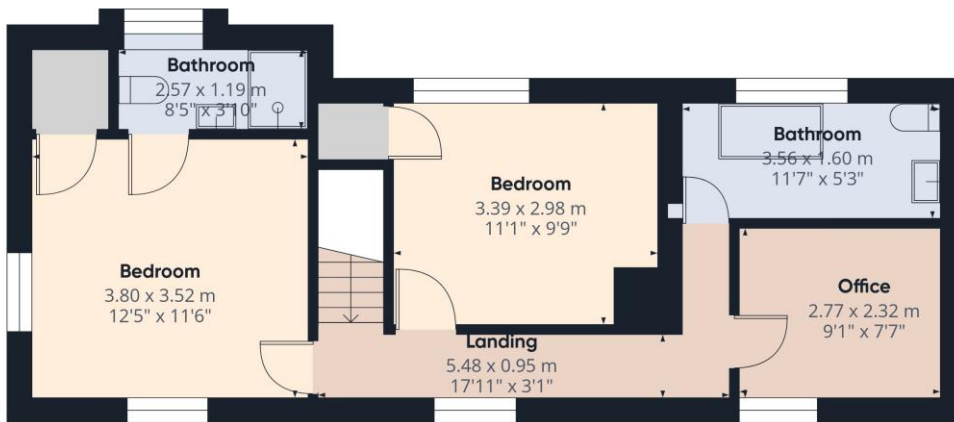
Ground Floor

Approximate total area⁽¹⁾
97.6 m²
1050 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

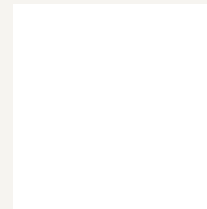
GIRAFFE360



Floor 1

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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