NICHOLAS HOUSE, NELSONS LANE, HURST, READING, RG10 0RR

£1,325,000 FREEHOLD

SITUATED IN A RURAL LOCATION AND JUST A SHORT DISTANCE FROM HURST VILLAGE CENTRE WITH ITS POST OFFICE AND GENERAL STORE, BAKERY, THREE PUBLIC HOUSES AND HIGHLY REGARDED PRIMARY SCHOOL.

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DESCRIPTION:

Situated in a rural location, just a short distance from Hurst village centre with its post office and general store, bakery, three public houses and highly regarded primary school.

This superb detached family house occupies a generous gated plot extending to approximately a quarter of an acre with a further gated paddock of just under half an acre all backing on to open farm land. Approached via a brick paved driveway you enter the house via an oak framed porch into a bright entrance hall leading to the ground floor accommodation and an oak stair case leading upstairs. The main reception is double aspect with a DRU Maestro Eco wave LPG gas fire place. Heading through to the rear is a spacious kitchen/breakfast/family room, with two large lantern roofs and bi-fold doors opening into the rear gardens. The kitchen is fitted with handmade and painted soft-close wall and base cabinets with Georgian style doors set on three sides around a large central island and breakfast bar, with an attractive oak mantle incorporating a Westin canopy extractor above a Falcon 5-zone induction top, range cooker. Other integrated appliances include an American style fridge/freezer dishwasher microwave oven and a Caple wine cooler. The utility room also has fitted storage and plumbing for laundry appliances and houses the plant for the air-source heating system pressurised hot water storage. An inner lobby provides access to a study or potential guest room with a shower/cloakroom adjacent and further access to a large garage with electric door.

From the first floor galleried landing you have access to five generously proportioned bedrooms with lofty ceilings. The double aspect principal bedroom with bi-folding doors and Juliet balcony has views over the rear gardens and paddocks beyond. It also has an en-suite bathroom with separate shower and fitted wardrobes. A guest suite with front and rear aspect also benefits from an en-suite shower room and the family bathroom serves the remaining three double bedrooms.

Outside to the rear is a wide paved terrace leading on to a large lawn with post and rail fencing and a gate leading to a gravel driveway to the side of the house and to a five bar gate access the rear paddock, the total plot area is approximately 0.65 acres.

AT A GLANCE

- Semi rural village location
- 5 bedroom modern detached family home
- Twyford, Wokingham and Winnersh stations accessible
- 3 reception rooms
- 4 bathrooms
- Garage and gated parking
- Council tax band G Wokingham
- Ultrafast Broadband 1000Mbps
- Satellite/Fibre TV Available with BT & Sky
- Mobile coverage Vodafone , EE, Three & O2

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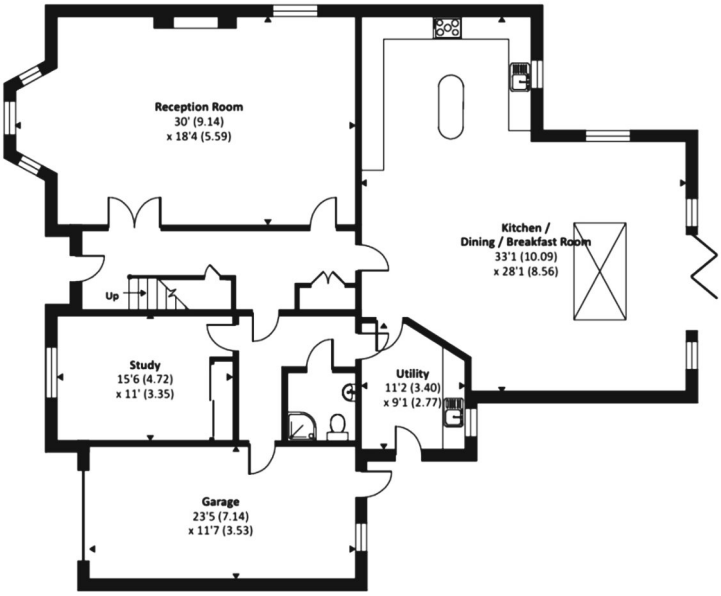
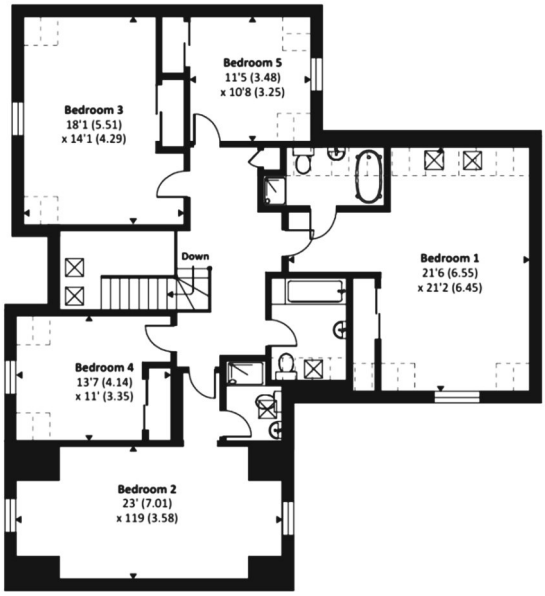


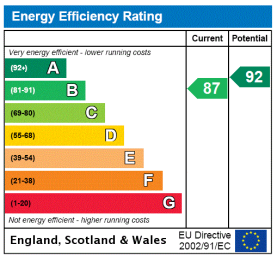
Ground floor



First floor

Approximate Area = 3567 sq ft / 331.4 sq m
Limited Use Area(s) = 131 sq ft / 12.2 sq m
Total = 3698 sq ft / 343.5 sq m
For identification only - Not to scale

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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