

DUKES FIELD COTTAGE, NORTON ROAD, RISELEY, READING, BERKSHIRE, RG7 1SH
£1,300,000 FREEHOLD

**A BEAUTIFULLY RESTORED THATCHED HOME
 DATING BACK TO 1756, FULLY RENOVATED AND
 EXTENDED IN 2021**

Winkworth

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DESCRIPTION:

This beautifully restored thatched family home, dating back to circa 1756, has been meticulously renovated and extended to exacting standards in 2021, offering the perfect blend of character and modern contemporary comfort. With spacious, flexible accommodation across two floors, this property is an absolute must-see for those seeking a stunning family home.

The entrance opens into a welcoming lobby area that leads to a cosy snug, featuring an exposed brick fireplace and a log burner, providing a warm, inviting atmosphere. The open-plan living space is expansive and flows seamlessly from the snug to the high-specification kitchen, complete with a striking central island featuring a “waterfall” stone worksurface. The kitchen is equipped with premium Miele appliances, including twin ovens, coffee machine, steamer, microwave, full-size fridge and freezer, and an induction hob with an integrated extractor. An under-worktop mounted sink with a Quooker hot water tap adds to the practicality and modernity of the space. Adjacent to the kitchen is a lounge, with a bespoke, pillarless bi-folding door set that opens up to the patio and garden, offering a perfect space for both relaxation and entertaining. To the left of the kitchen is the generous dining and entertaining area, which also benefits from another set of bi-folding doors, creating a seamless connection to the outdoor space. This floor also features a utility room with WC, a separate fully fitted study with a front aspect, and a spacious ground-floor bedroom with en-suite shower room. Underfloor heating runs throughout the entire ground floor, ensuring comfort and warmth throughout.

Upstairs, the principal bedroom is a luxurious triple-aspect suite with fitted wardrobes and a large dressing table. The en-suite bathroom is fully tiled and includes a generous walk-in shower, WC, and integrated vanity unit. Two additional double bedrooms are also on the first floor, each with fitted wardrobes, with bedroom two enjoying dual aspect windows offering views of both the rear and side gardens. A high-specification family bathroom, complete with a separate shower and bath, serves these rooms.

Set within a plot of approximately half an acre, this home offers extensive outdoor space, including separate gardens to the left and right of the property, a wrap-around patio, and a large gravel driveway providing ample parking. A double garage with workshop area and a summer house with sauna are also located within the grounds. The property is beautifully landscaped, with mature hedging and flower beds providing privacy and charm. The extensive grounds offer the perfect space for outdoor living and entertaining.

AT A GLANCE

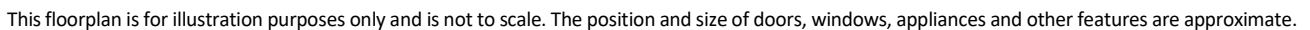
- Thatched Cottage dating back to 1756
- Renovated and extended 2021
- Immaculate order
- 4 Bedrooms
- 3 Bathrooms
- Double Garage
- Council tax band G Hart
- Ultrafast Broadband !000 Mbps
- Mobile coverage Vodafone, Three & O2
- Satellite & Fibre TV available Sky & Virgin

Tenure: Freehold

Council Tax Band: G



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