



8 FARLEY COURT, CHURCH ROAD, FARLEY HILL, READING, BERKSHIRE, RG7 1TT
£625,000 SHARE OF FREEHOLD

**SITUATED IN THE SOUGHT AFTER BERKSHIRE VILLAGE OF FARLEY HILL, THIS
 UNIQUE FORMER GARDENER'S COTTAGE, FORMS PART OF THE CONVERTED
 GRADE II LISTED GEORGIAN MANOR HOUSE AT FARLEY COURT**

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DESCRIPTION:

Situated in the sought after Berkshire village of Farley Hill, this unique former gardener's cottage, forms part of the converted grade II listed Georgian manor house at Farley Court.

This interesting property is split across two units one being the main cottage which is a very well presented 1 bedroom property with 2 generous dual aspect reception rooms, a well fitted modern kitchen with appliances, an ensuite bathroom and separate cloakroom.

To the rear of the main cottage is a totally separate 2-bedroom annex with a utility room, shower room and living room with feature skylight window and woodburning stove. The main cottage has oil fired radiator heating whilst the annex has electric radiators. The annex provides a very versatile space for guests or extended family or could provide the ideal space for a hobby or peaceful retreat.

The cottage not only enjoys the benefit of acres of communal grounds and tennis courts but has its very own private garden along with private parking for residents alongside the property and plenty of additional parking for guests within the grounds farley court. Part of the enclosed garden sits within the boundary of the communal gardens but in reality only the residents of the lodge use it contributing to a stunning approach.

Surrounded by woodland and rolling countryside Farley Hill is a popular village and retains an active cricket club, bowling club. Many community led activities centre around the Victory Hall which has provided a century of service to the locals.

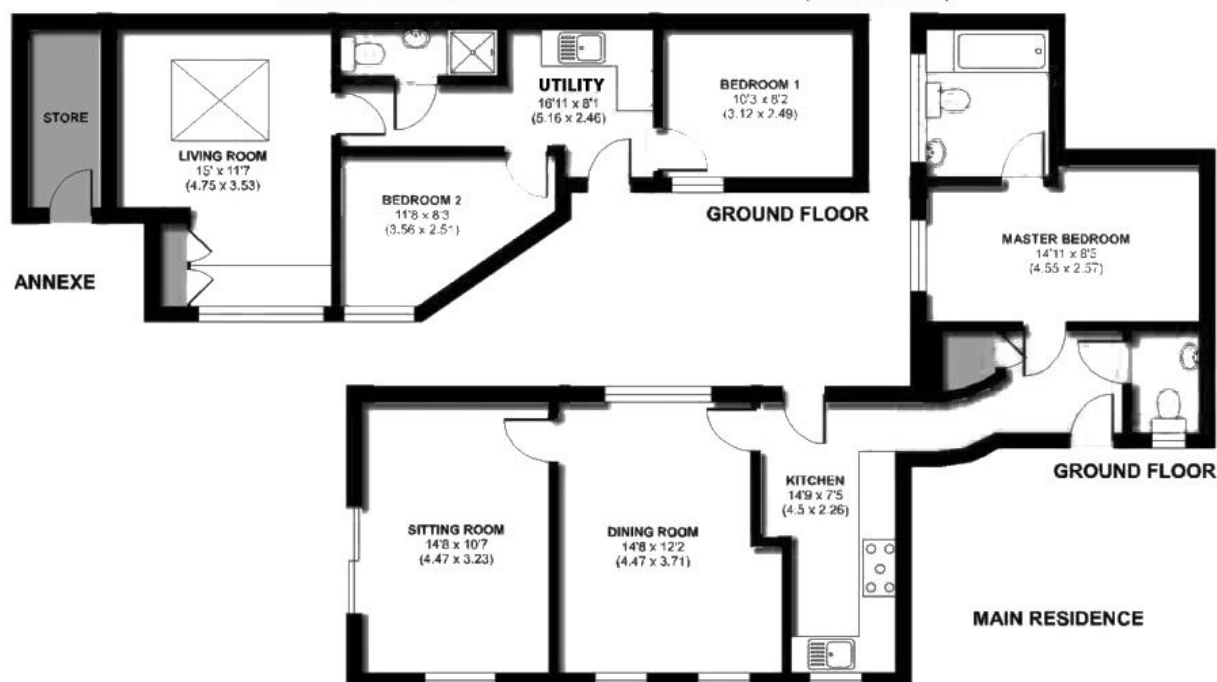
AT A GLANCE

- Former gardener's cottage
- Separate 2 bedroom annex
- 999 years from 1 July 2000
- Council tax band D Wokingham
- Ultrafast broadband 1000 Mbps
- Satellite/Fibre TV Available with BT & Sky
- Mobile coverage Vodafone, O2 & Three
- Service charge £250pm
- Communal cesspit
- Oil fired heating to main house



Church Road, Farley Hill, Reading

APPROX. GROSS INTERNAL FLOOR AREA 1157 SQ FT 107.5 SQ METRES (EXCLUDES STORE)



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	44 E	
21-38	F		
1-20	G		

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