



CROFTERS COTTAGE HOLLYBUSH LANE, BURGHFIELD COMMON, READING, RG7 3JS

Winkworth





Crofters Cottage, Hollybush Lane, Burghfield Common, Reading, RG7 3JS Freehold

01184 022300 | reading@winkworth.co.uk

A CHARMING FOUR BEDROOM GRADE II LISTED THATCHED HOME

Welcome to Crofters Cottage - a charming Grade II listed thatched home in the heart of Burghfield Common, offering timeless character, modern comfort, and exceptional versatility.

Set on a generous 0.39-acre plot, this four-bedroom detached cottage perfectly balances village serenity with convenience - positioned within easy reach of Reading, Newbury, and Basingstoke, yet surrounded by open countryside and leafy lanes.

Originally crafted with classic period detailing and re-thatched in 2022, Crofters Cottage has been sympathetically refurbished to enhance its original features while introducing the flexibility of modern living. From its warm, welcoming façade to the beautifully landscaped gardens and extensive parking, this home offers an idyllic rural lifestyle in a well-connected setting.

Stepping inside, the kitchen forms the heart of the home - a stylish and functional space with contemporary fittings, perfectly designed for everyday living. The sitting room exudes character and warmth, centred around a traditional wood burner, creating the perfect retreat on cooler evenings.

Adjoining the living room is a dedicated bar area - ideal for entertaining - while a studio room offers a versatile space for home working or creative pursuits. The ground floor further comprises a second reception room, dining room, utility, family bathroom, and a separate cloakroom, ensuring superb practicality throughout.

Upstairs, there are four generously sized bedrooms, each independently accessed, together with a well-appointed family bathroom, completing the accommodation.

Outside, the gardens are a true feature of the property - beautifully mature and private, offering an ideal setting for outdoor dining, family gatherings, or quiet relaxation. A substantial outbuilding provides additional flexibility for use as a workshop, studio, or storage.

The gravel driveway allows ample parking for several vehicles, complemented by a garage, while the property's position within the village ensures easy access to local amenities, well-regarded schools, and scenic countryside walks.

Burghfield Common is well served for education, with excellent local options including The Willink School (Ofsted-rated "Good"), Burghfield St Mary's CE Primary School, and Garland Junior School, all within easy reach. Independent schooling is also accessible in nearby Reading, with St Joseph's College, The Abbey School, and Reading Blue Coat School all a short drive away.

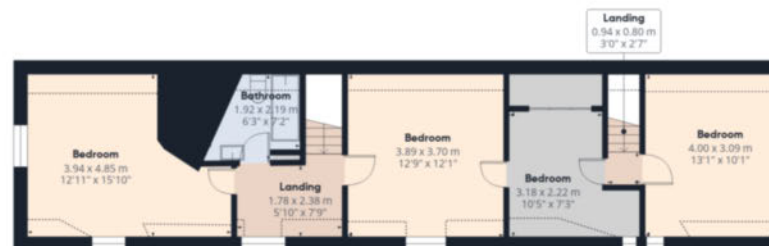
A rare opportunity to acquire a Grade II listed thatched home of great charm and flexibility, set within one of West Berkshire's most desirable villages - perfectly blending period character with modern living.



HOLLYBUSH LANE, BURGHFIELD COMMON,
READING, RG7 3JS



Ground Floor



Floor 1

Winkworth

Approximate total area⁽¹⁾188.4 m²2027 ft²

Reduced headroom

8.9 m²96 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





LOCATION

Burghfield Common is a popular West Berkshire village just south-west of Reading, offering a relaxed rural feel with great connections. Surrounded by woodland, lakes and open countryside, it's perfect for walking, cycling and outdoor pursuits, with Wokefield Common and local nature reserves close by.

The village itself has everyday amenities on the doorstep – including a Co-op, cafés, pubs, takeaway options, a pharmacy and local shops – plus Willink Leisure Centre with pool, gym and sports facilities.

Families are well served by schooling, with Burghfield St Mary's Primary, Garland Junior and The Willink School all Ofsted-rated "Good" or better. Commuters benefit from easy access to Reading (around 15 minutes by car), the M4 for London and the West, and nearby rail links at Mortimer

and Reading for fast services into London Paddington and beyond



Winkworth Reading

Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB
01184 022300 | reading@winkworth.co.uk

[winkworth.co.uk/reading](https://www.winkworth.co.uk/reading)

Winkworth