



Reading Road, Padworth Common, Reading, Berkshire, RG7

Guide Price £750,000 *Freehold*



Exceptional Redevelopment or Renovation Opportunity (Approx. 3.4 Acres)

Set within an impressive plot of approximately 3.4 acres, Fernlea presents a rare opportunity to acquire a detached period cottage offering enormous scope for modernisation, extension, or complete redevelopment (subject to planning).

Positioned in a desirable semi-rural setting, the property enjoys both privacy and convenience. Excellent transport links to Reading and Newbury are within easy reach, while the nearby villages of Mortimer, Burghfield, Theale, and Aldermaston provide a good selection of amenities, schools, and train stations—making this an ideal location for those seeking countryside living with superb connectivity.

The existing cottage comprises, three bedrooms and a family bathroom on the first floor, two reception rooms on the ground floor, a kitchen, pantry, WC and a outside toilet.

There are a number of outbuildings within the extensive grounds.

With such a substantial plot Fernlea offers significant potential to create a wonderful family home, mirroring the standard of neighbouring properties, whether through sympathetic renovation or a more comprehensive redevelopment, or there may be potential to further development subject to planning.

Offered with no onward chain, and likely suited to cash buyers only due to its current condition, this is an exceptional chance to shape a property to your own vision in a highly sought-after location.

KEY FEATURES

- Detached period cottage set on an impressive 3.4-acre plot
- Full renovation or redevelopment opportunity with significant scope (STP)
- Attractive semi-rural location with excellent access to Reading and Newbury
- Close to the villages of Mortimer, Burghfield, Theale, and Aldermaston with amenities and train stations
- Existing layout includes three bedrooms and family bathroom on the first floor
- Ground floor offers two reception rooms, kitchen, pantry, and WC
- Multiple outbuildings within the extensive grounds
- No onward chain and likely cash buyers only due to current condition

Reading

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: E
EPC rating: G



Approximate total area⁽¹⁾
95.5 m²
1026 ft²

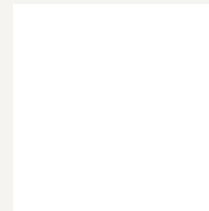
(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 G	

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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