



Hatch Lane, Chapel Row, Berkshire, RG7 6NX

Guide Price £850,000 *Freehold*

4  3  2 

A Delightful Four Bedroom Detached Family Home in This Idyllic Village Setting

Set in an idyllic West Berkshire village, Coxwood is a charming four-bedroom family home offering the perfect blend of countryside tranquillity and everyday convenience. Positioned along a quiet country lane and just moments from an award-winning local pub, welcoming café, and the village doctor's surgery, this home enjoys a truly enviable setting.

The property is approached via five-bar gates, opening to a generous driveway with ample off-road parking. Inside, the accommodation is warm and inviting. A cosy lounge centred around a wood-burning stove provides the ideal spot to unwind, while the well-equipped kitchen/breakfast room features integrated appliances, granite work surfaces, and space for relaxed family dining. A formal dining room, separate study/playroom, WC, and utility room complete the ground floor layout, offering excellent versatility for modern living.

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with its own en-suite shower room, alongside a contemporary family bathroom.

To the rear, a sizeable garden offers wonderful outdoor space, featuring a decked area for alfresco dining and a lawn perfect for children to play or for keen gardeners to enjoy.

Coxwood's location is ideal for those seeking easy access to Reading, Newbury, and transport links into London via Theale and other nearby branch line stations. With miles of countryside and scenic walks on the doorstep, this property is perfect for buyers looking to embrace village life while remaining well connected. A delightful family home in a highly desirable setting.

KEY FEATURES

- Four Bedroom Detached Family Home
- Quiet Country Lane Close to Transport Links
- Perfect For Country Walks and Close to an Award Winning Pub, Cafe and Doctors Surgery
- Ample Driveway Parking Behind 5-Bar Gates
- Garage
- Generous Rear Garden
- Three Reception Rooms
- Family Bathroom and En-suite Shower

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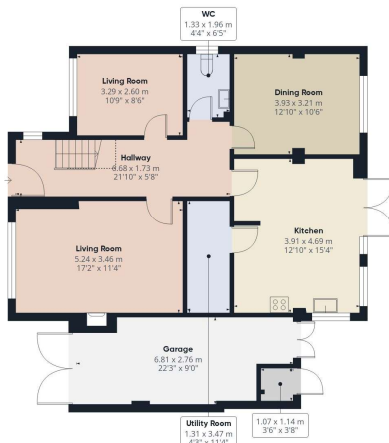




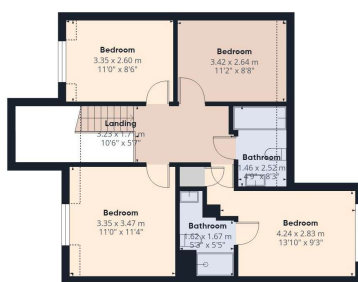
MATERIAL INFO

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

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Ground Floor



Floor 1



Approximate total area^m

150.1 m²

1615 ft²

Reduced headroom

3.7 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

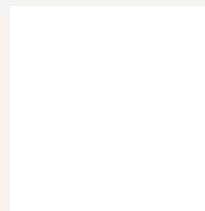
..... Below 1.5 m/5 ft

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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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