



Long Grove, Upper Bucklebury, Reading, Berkshire, RG7

£850,000 *Freehold*



Fine detached home set in a country lane in this charming Berkshire village

Situated along a peaceful country lane in the heart of the charming Berkshire village of Upper Bucklebury, this delightful, detached cottage-style family home enjoys a wonderfully private setting and is offered to the market with no onward chain complications.

The accommodation comprises an entrance porch leading into a spacious hallway, a welcoming living room featuring an eye-catching log burner, a separate dining room, utility room/study, and a well-appointed kitchen/breakfast room. Upstairs, the property offers four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Outside, the driveway provides access to the integral garage, while mature side gardens create a secluded and established outdoor space, laid mainly to the side of the property.

Additional benefits include solar panels helping to reduce electricity costs, attractive oak flooring throughout the ground floor, and oil-fired central heating via a boiler installed in 2018 and serviced regularly.

KEY FEATURES

- Detached family home in fine Berkshire village
- Built in the 1990's
- No onward chain
- Secluded, established gardens
- Country lane location
- Four bedrooms with two bathrooms
- Driveway and garage
- Solar panels & Oil Central Heating

Reading

0118 4022 300 | reading@winkworth.co.uk

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MATERIAL INFO

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



Floor 1

Approximate total area⁽¹⁾

176.7 m²
1902 ft²

Reduced headroom

1.9 m²
21 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	72 C	79 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	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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