



BEENHAM HILL, READING, BERKSHIRE, RG7 5LS
GUIDE PRICE **£350,000** FREEHOLD

A RENOVATION OPPORTUNITY OF THIS UNIQUE HOME IN THIS DELIGHTFUL VILLAGE SETTING

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DESCRIPTION:

For Sale by Modern Method Auction.

A charming and characterful cottage in a gated development of three former barns, set in picturesque countryside between Reading and Newbury, just over a mile from Aldermaston Station. The spacious and flexible layout features a vaulted living room, kitchen/breakfast room with Aga, three bedrooms (including a mezzanine room), two bathrooms, and a large mature rear garden. Additional benefits include a utility room, garage, and direct garden access. Ideal opportunity to create a fabulous home in a delightful village setting.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

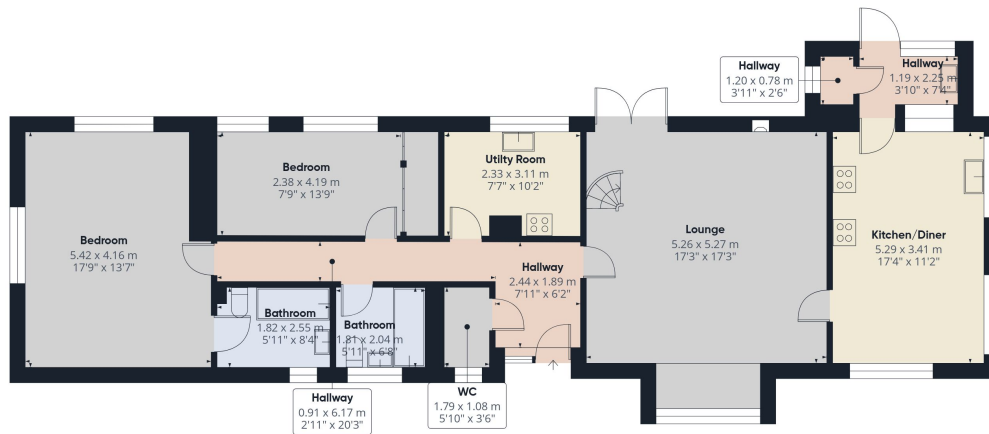
AT A GLANCE

- Former Barn Conversion
- Gated Development of 3 Homes
- Large Lounge with Spiral Staircase to Mezzanine
- Two Ground Floor Bedroom and Two Bathrooms
- Generous Gardens and Garage Parking
- Oil Fired Central Heating and Septic Tank
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

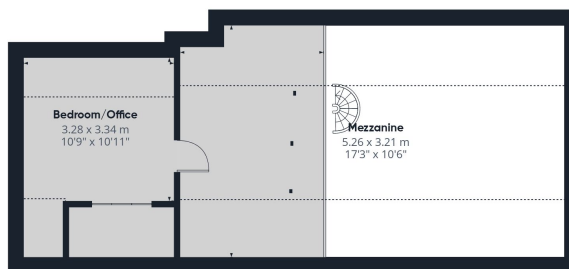








Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
172.5 m²
1855 ft²
Reduced headroom
27.8 m²
300 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

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.

Tenure: Freehold
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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