



PLOT 1 HUTTS FARM COTTAGE, BLAGROVE LANE, WOKINGHAM, RG41 4AX
£975,000 FREEHOLD

THIS INDIVIDUAL THREE-BEDROOM HOME OFFERS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A THOUGHTFULLY CONVERTED FORMER OUTBUILDING, NOW TRANSFORMED INTO A DISTINCTIVE RESIDENCE ON THE OUTSKIRTS OF WOKINGHAM TOWN.

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DESCRIPTION:

Designed in an attractive traditional farmhouse style, the property combines classic charm with contemporary specification throughout. With oak-framed windows and doors, old stock brickwork and a wonderfully modern interior finish, this home provides a perfect blend of character and comfort.

The property offers spacious and versatile accommodation arranged over two floors, with a superb open-plan kitchen/breakfast/dining room, generous living room and high-quality fixtures and finishes throughout. The home further benefits from extensive off-road parking for four to five vehicles, a generous post-and-rail enclosed garden with countryside views, and underfloor heating to the ground floor.

An inviting entrance hall immediately sets the tone with the feature oak and glass staircase rising to the first floor and stylish flooring with underfloor heating.

The open-plan kitchen/breakfast/dining room is a standout feature designed for modern family living and entertaining, with a contemporary fitted kitchen including quality integrated appliances, ample storage, and space for both dining and informal seating. Double doors provide direct access to the garden, creating a seamless indoor outdoor feel. To the front of the property sits a large living room, offering an elegant yet cosy space ideal for relaxation or hosting. Completing the ground floor is a useful cloakroom/WC, perfectly positioned off the hallway.

The first floor hosts three well-proportioned bedrooms, all finished to a high standard. The principal bedroom enjoys its own en-suite shower room, fitted with a stylish contemporary suite. The remaining two bedrooms are served by a beautifully appointed luxury family bathroom, complete with both bath and separate shower.

Located on the outskirts of the town, the home offers the advantages of a semi-rural setting while still being conveniently positioned close to Wokingham town centre for amenities, transport links and local village life.

AT A GLANCE

- Newly converted country home
- 3 bedrooms
- Luxury en suite and family bathrooms
- Large living room
- Contemporary kitchen/dining/family room
- Council tax tbc Wokingham Borough
- Oil central heating & septic tank drainage
- Underfloor heating to the ground floor
- Broad band 22Mbps,
- Mobile coverage EE, Vodafone, Three and O2

Tenure: Freehold



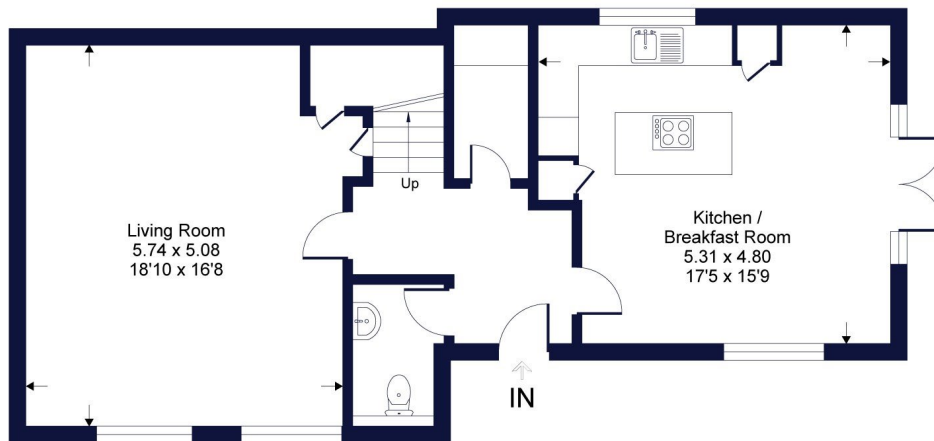
Hutts Farm Cottage

Approximate Gross Internal Area = 131 sq m / 1411 sq ft

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First Floor = 62.8 sqm / 677 sqft



Ground Floor = 68.1 sqm / 734 sqft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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