



CHURCH ROAD, EARLEY, READING, RG6 1HS
OFFERS IN EXCESS OF £1,000,000 FREEHOLD

THE OLD COTTAGE IS AN EXCEPTIONAL SIX-BEDROOM DETACHED FAMILY HOME DATING BACK OVER 400 YEARS

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Welcome to The Old Cottage, a captivating six-bedroom detached residence steeped in over four centuries of history. Nestled on one of Earley's most prestigious roads, this magnificent family home offers a rare opportunity to own a property that effortlessly combines period charm with modern functionality. Thoughtfully maintained and upgraded, the home presents a timeless aesthetic while catering to contemporary lifestyles.

Set on a generous 0.25-acre plot, The Old Cottage boasts versatile accommodation with ample living space. The heart of the home lies in the welcoming living room, featuring exposed wooden beams and a cozy open fireplace – a perfect gathering spot for family and friends. A bright 18-foot dining room overlooks the enclosed courtyard patio, ideal for hosting intimate dinners or larger celebrations. Additional reception rooms offer the flexibility for a home office, snug, or playroom.

The modern kitchen, with granite countertops and ample storage, is well-suited for culinary enthusiasts and leads to a utility room and ground-floor W.C. Each room showcases the home's rich character while maintaining a seamless flow for everyday living.

On the first floor, six well-proportioned double bedrooms provide space and privacy for every family member. The principal suite includes a Jack and Jill en-suite shower room, while three further bathrooms cater to the additional bedrooms. The layout, enhanced by two staircases, offers versatility and the potential for creating a self-contained annexe.

The exterior of The Old Cottage is as enchanting as the interior. A sweeping in-and-out carriage driveway, bordered by mature landscaping, offers parking for multiple vehicles alongside a double garage with additional storage.

To the rear, the beautifully maintained garden is a tranquil escape, featuring an expansive lawn, mature flower beds, and raised planting areas. An enclosed courtyard-style patio provides a perfect setting for al fresco dining or summer barbecues. For those seeking additional

living space, a charming garden room/summer house with power and lighting offers endless possibilities, from a home office to a creative retreat, currently a superb games room with pool table, bar and darts.

AT A GLANCE

- Historic Six-Bedroom Detached Home – Dating Back Over 400 Years
- Expansive 0.25-Acre Plot – With Landscaped Gardens and Potential for an Annexe (without adding sq ft)
- Four Reception Rooms – Flexible Living and Entertaining Spaces
- Three Bathrooms Plus En-Suite & Cloak room – Including Modern Fixtures and Fittings
- Charming Period Features – Exposed Beams, Open Fireplace, and Characterful Design
- Ample Driveway and Double Garage – Ideal for Multi-Vehicle Parking
- Could Be Converted Into Four bedrooms With Self-Contained Two bedroom annex
- No Onward Chain – Ready for Immediate Occupation

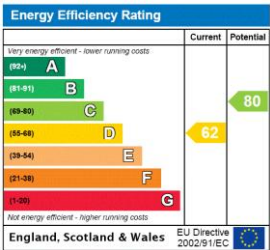






This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold
Council Tax Band:F
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.



Reading | 0118 4022 300 | reading@winkworth.co.uk



winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.