

THE THATCH

THREE MILE CROSS • BERKSHIRE



BLACK SWAN

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A beautiful Grade II listed Cottage full of character set in glorious gardens and grounds of 3/4 of an acre including a pony paddock.

.....
Kitchen with gas Aga • Dining room • Sitting room • Study
• Library/Snug • Utility • Cloakroom
.....

Master bedroom • Two further bedrooms
• Family bathroom
.....

Triple garage with attic and velux window • Barn/outbuilding
• Private south facing gardens • Two driveways
.....

.....
Approximately 3/4 of an acre
.....



The Thatch

A beautifully presented grade II listed cottage believed to date from the 16th century with all the benefits of rural living while being conveniently located close to Reading. Over recent years the house has been completely re-thatched and re-decorated throughout. Outside, the property benefits from two driveways providing ample parking and a triple garage with attic and velux window, hot/cold water, sink, mains gas and has the benefit of planning to be used for the running of a business. The gardens have been transformed, of particular note being the new resin pathways. To one side there is also a pony paddock which may have development potential in the long term subject to planning.

Three Mile Cross, Berkshire

The village of Three Mile Cross lies just to the south of Reading and immediately adjoins the larger village of Spnechers Wood which has a library, post office, bakery, The Farriers Arms Pub and Lamb's Lane Primary school amongst its diverse range of amenities. Local shops cater for day-to-day needs whilst more extensive shopping facilities may be found in the bustling market town of Wokingham and the town of Reading with its Oracle Shopping Centre.

Transport links by both rail and road are excellent. The M4 (J11) is just 0.5 miles away, providing access to London and its airports. Directly outside the cottage there is a new cycle way giving direct access to Reading station and the town centre. Train services can be accessed at Winnersh (London Paddington within the hour) and Reading (London Paddington 27 minutes).

Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

There are a wide range of schools in the area, both state and private. Of particular note are Crosfields, Daneshill, Wellington College, Kendrick School and Reading School.

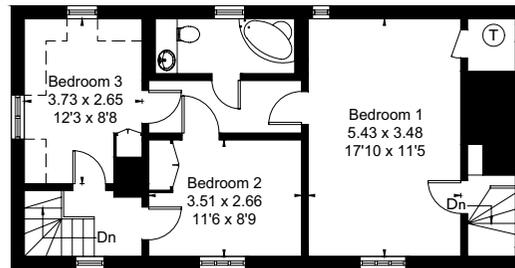


Services

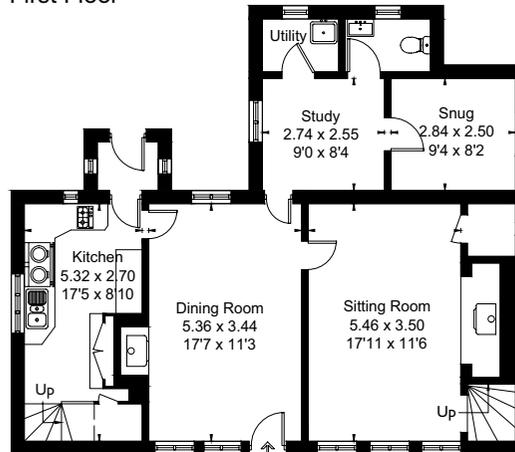
- Mains gas, water, electricity and drainage
- Recent electrical certification
- Multiple external lighting, power sockets and water outlets
- Broadband via BT is available by subscription
- Council tax – Band G 2019/2020 £3,049.02
- Wokingham Borough Council
- RG7 1HB

Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



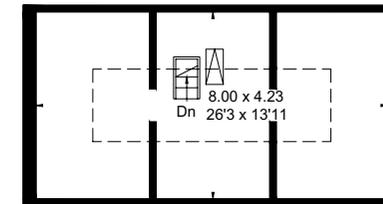
First Floor



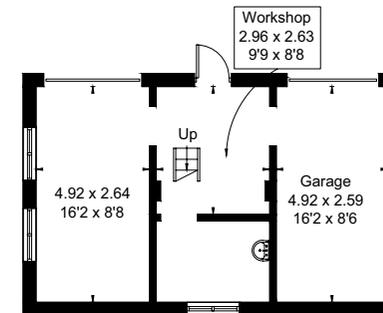
Ground Floor

Approximate Floor Area = 145.3 sq m / 1564 sq ft
 Outbuildings = 105.6 sq m / 1137 sq ft (Including Garages)
 Total = 250.9 sq m / 2701 sq ft
 Including Limited Use Area (28.0 sq m / 301 sq ft)

Reduced head height below 1.5m

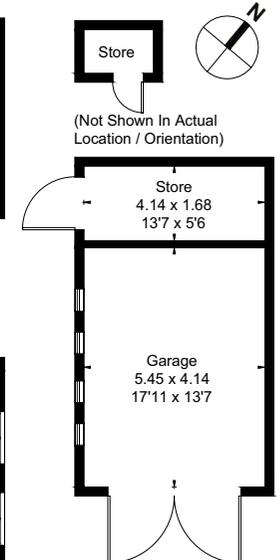


Garage Block - First Floor



Garage Block - Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuildings

(Not Shown In Actual Location / Orientation)



Black Cygnet Properties Limited
 East Lodge, Midgham Green,
 Berkshire, RG7 5TX

T: 01635 242 050
 E: info@blackcygnet.co.uk

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.