



Lodge Road, Hurst, Reading, RG10 0SS

£1,550,000

Walmsley



## Lodge Road, Hurst, Reading, RG10 0SS

A fine Grade II listed detached property, offering a wealth of charm and character, sympathetically restored and improved to provide a truly exceptional home. Elements of the building are believed to date back to the 16th- and 17th-century with a date carving of 1590. The property is positioned within a beautiful agricultural farmland setting, close to the popular village of Hurst and Dinton Pastures nature reserve. The property affords stylish interiors complimented with wood panelling, bespoke craftsmanship, beautifully proportioned individual rooms, traditional beams, period fireplaces and a host of other features.

In addition to the main house there is an annex/ bungalow that offers a modern kitchen/dining/sitting room, double bedroom, bathroom and outside veranda. There is beautiful wood panelling and separate vehicle access.

The main grounds to The Old House are gated and occupy an area of 0.85 acres. They are beautifully landscaped gardens and other outbuildings include a double garage and large workshop. There is also a covered area with pizza oven and ornamental well made from Cotswold stone.

The property enjoys an impressive arrangement of individual accommodation comprising – spacious reception hall, living room, dining room, family room, modern kitchen/breakfast room, utility, 2 bathrooms and 5 generous bedrooms.

Hurst village, is both well regarded and highly sought after with good commuter links by rail and road. The crossrail extension extends to the local railway station in Twyford benefiting commuters living in Hurst. There are good sporting facilities in the area which include a Football Club, Cricket Club and Bowling Club, while several sport activities take place at the Village Hall. At the centre of the Village is a public recreation ground.

Council Tax - Band F

## Tenure - Freehold







- Superb Location
- Detached
- Period Features
- Sympathetically Restored
- Quiet Rural Approach
- Separate Anex



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Approximate Gross Internal Area 3298 sq ft – 306 sq m  
 Ground Floor Area 1292 sq ft – 120 sq m  
 First Floor Area 1146 sq ft – 106 sq m  
 The Bungalow Area 514 sq ft – 48 sq m  
 Outbuilding Area 347 sq ft – 32 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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