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Grange Cottage Bath Road,  
Hare Hatch, Reading, RG10 9SA  
**Price guide £980,000**

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# Bath Road, Hare Hatch

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Situated on the Bath Road in Hare Hatch, this charming detached character home offers a delightful blend of traditional elegance and excellent potential to create a superb family home. Set within expansive grounds of about 1.25 acres, the property boasts a gated entrance, ensuring both privacy and security.

Inside, you will find three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The three reception rooms are versatile and inviting, perfect for entertaining guests or enjoying quiet evenings at home. The layout of the house is both functional and appealing, making it an ideal choice for those seeking a comfortable lifestyle.

The property features two bathrooms, catering to the needs of a busy household. With the potential for extension (subject to consents), there is an exciting opportunity to further enhance this already impressive home, allowing you to tailor it to your specific desires.

Parking is convenient with space for several vehicles and a detached double garage, making it easy for you and your guests to come and go. The large grounds offer a wonderful outdoor space for children to play, pets to roam, or for you to simply enjoy the tranquility of your surroundings.

This property is a rare find, combining character, space, and potential in a sought-after location.

Whether you are looking for a family home or a peaceful retreat, this house on Bath Road is sure to impress. Do not miss the chance to make this exceptional property your own. NO ONWARD CHAIN.

EPC rating D  
Council tax band F  
Freehold



### Living room

With a stunning view of the garden to enjoy, plenty of natural light with triple aspect, a great size room.

### Sitting room

A lovely snug with an exposed brick fireplace and wood burner. Also benefits with dual aspect windows.

### Dining room

Located next to the kitchen, with an exposed open fireplace, creating a lovely cosy room.

### Kitchen

Plenty of high and low level units, with an integrated dishwasher, 5 ring gas hob and single oven. Space for an six seater table and patio doors to the garden. The kitchen benefits with a lovely view of the garden, with dual aspect, plenty of natural light.

### Utility room

Located just off the kitchen with a further sink and access to the side of the house and stairs to the loft room.

### Shower room

Located on the ground floor with wash basin and storage under, WC and shower

### Bedroom 1

A good sized double room with dual aspect windows and fitted wardrobes.

### Bedroom 2

A double room with fitted wardrobes and a wash hand basin with storage under.

### Bedroom 3

A double bedroom with window above the wash basin with storage under.

### Bedroom 4 - Loft room

Accessed from the utility room with a stair case to bedroom 4/loft room. With two velux windows.

### Family bathroom

A four piece suite with bath, WC, wash hand basin and Bidet.



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## Bath Road, Hare Hatch, Reading, RG10

Approximate Area = 2094 sq ft / 194.5 sq m

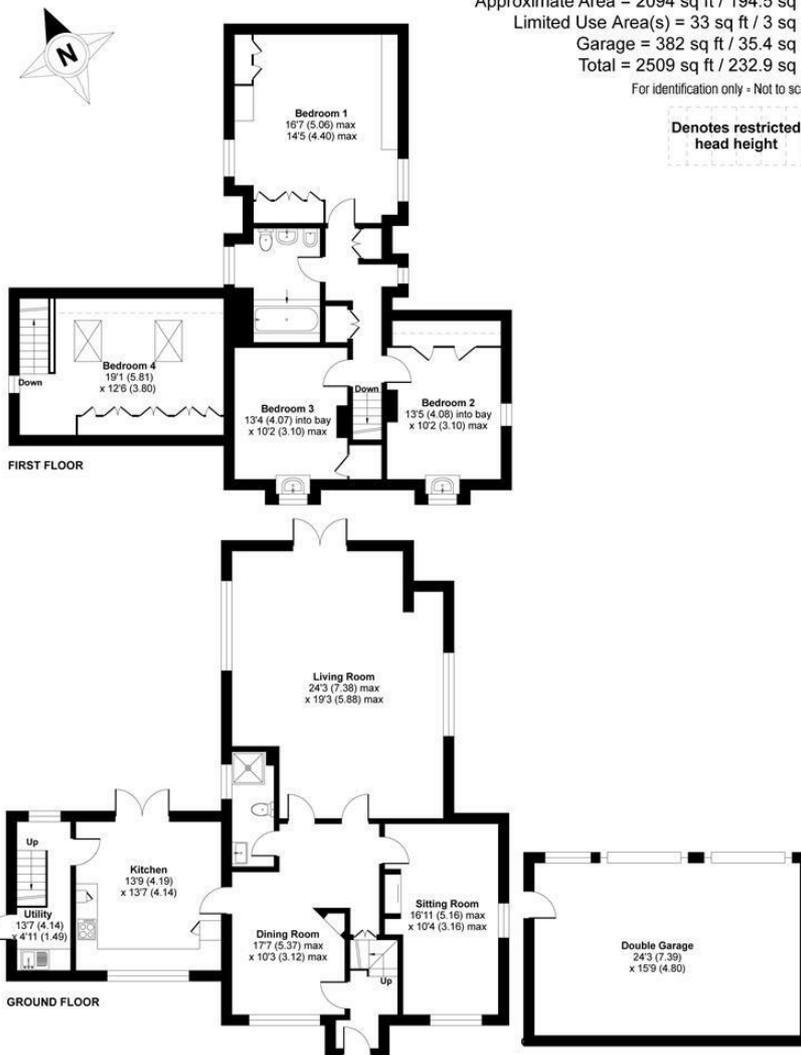
Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 382 sq ft / 35.4 sq m

Total = 2509 sq ft / 232.9 sq m

For identification only - Not to scale

Denotes restricted  
head height



# The Estate Agent People Recommend



IMPORTANT: we would like to 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.