



2 Wisteria Cottage Ruscombe Lane,
Ruscombe, Reading, RG10 9JP
Price guide £860,000



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Ruscombe Lane, Ruscombe

Situated in the charming semi-rural area of Ruscombe Lane, this delightful period semi-detached cottage offers a perfect blend of period character and modern convenience. With three generously sized double bedrooms, including a well-appointed ensuite, this home is ideal for families or those seeking extra space.

The property boasts four spacious reception rooms, providing ample room for relaxation, entertaining, or even a home office. The layout is thoughtfully designed to create a warm and inviting atmosphere, making it a wonderful place to call home. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property features parking for up to three vehicles, a significant advantage in this sought-after location. Additionally, a detached garage and a versatile office or studio space offer further potential for hobbies or work-from-home arrangements.

Situated within walking distance to local shops and the train station, this cottage combines the tranquillity of rural living with the convenience of urban amenities. Whether you are enjoying a peaceful evening in the garden or taking a short stroll to the nearby shops, this property truly encapsulates the best of both worlds.

This semi-detached cottage is not just a home; it is a lifestyle choice, offering comfort, space, and a sense of community in a picturesque setting. Do not miss the opportunity to make this charming property your own.

EPC rating C
Council tax band E
Freehold



Sitting Room

A delightful room facing the front, doors to living room, study and kitchen

Living room

a spacious room with double doors to dining room

Study

front aspect

Dining Room

a prime oak traditional orangery with double doors to the rear garden and access through to the kitchen

Kitchen

comprehensively refitted about 5 years ago with ample wall and base units with timber work tops.

Cloakroom

2 piece suite

Master bedroom suite

with ensuite shower room, a good sized double bedroom

Bedroom 2

a good sized double room, rear aspect, built in wardrobes

Bedroom 3

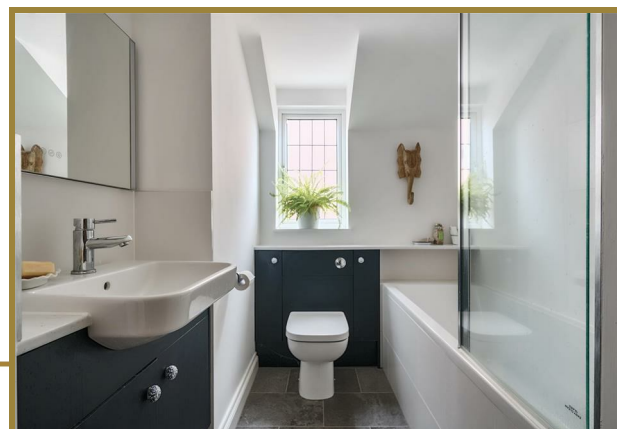
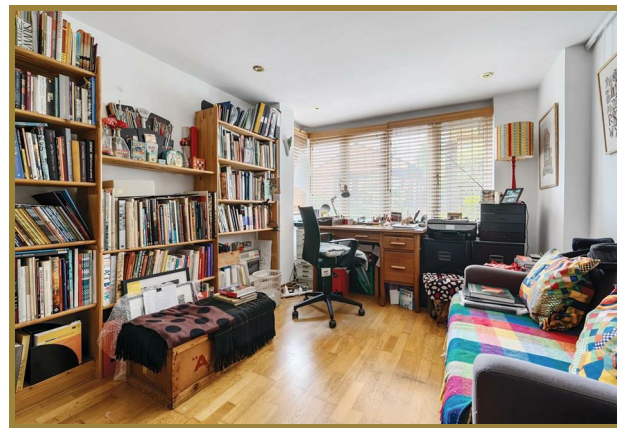
a good sized double room, rear aspect built in wardrobe

Family bathroom

three piece suite

Detached Garage & Studio

with voltaic tiles solar panels



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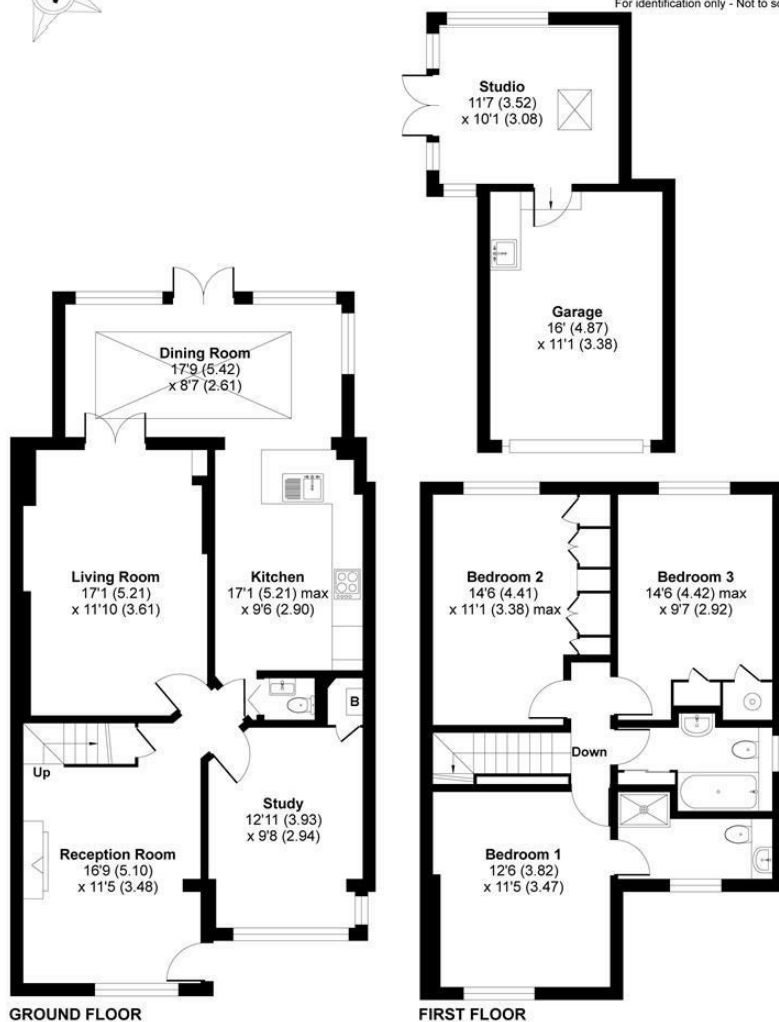
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Approximate Area = 1496 sq ft / 138.9 sq m

Garage = 298 sq ft / 27.6 sq m (Includes studio)

Total = 1794 sq ft / 166.5 sq m

For identification only - Not to scale



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.