



DOUGLAS & SIMMONS

12, Rickman Close, Arborfield Cross  
Reading, Berkshire



## 12 Rickman Close, Arborfield Cross, Reading, RG2 9PS

Guide Price £725,000 Freehold

The first time to the market since 1982 this mature and well appointed 1930s four bedroom detached house enjoys a very generous and mature plot situated in this sought-after village, Arborfield Cross, near Reading.

- Four bedrooms • Detached • Master with en-suite • Extended • Large garden 160' x 75' • Large Garage • Parking for multiple cars • Downstairs WC



### LOCATION

Arborfield is a highly desirable Berkshire location. The location benefits from a strong community feel, with local amenities including well-regarded schools, traditional pubs, shops and recreational facilities close by. Arborfield Green and nearby Wokingham provide additional shopping, dining and leisure options, while larger centres such as Reading offer extensive retail, cultural attractions and mainline rail services. Excellent transport links make Arborfield Cross particularly appealing to commuters, with easy access to the M4, M3 and A329(M), as well as fast rail connections to London Paddington via nearby stations. Combining attractive surroundings, convenient transport and a welcoming village atmosphere, Arborfield Cross remains one of the area's most sought-after locations.



## DESCRIPTION

The first time to the market since 1982 this mature and well appointed believed to date back to the 1930s four bedroom detached house enjoys a very generous and mature plot situated in this sought-after village, Arborfield Cross, near Reading.

Having been extended over the years and improved, the property benefits from four generous first floor bedrooms. One with a luxurious ensuite and sensational roof-top balcony and there is a separate family bathroom on the first floor also.

To the ground floor there is a good sized sitting/dining room with an open fireplace, a separate kitchen breakfast room as well as a further study/family room and a downstairs WC. The property backs and sides onto open paddock land with an attractive outlook benefiting from a large mature garden, total plot of c. 160' x 75' (approaching 1/4 of an acre/ 0.244 of an acre) There was also a large garage and off-road parking for a number of vehicles.

## SERVICES

All mains connected  
Gas central heating

## EER-D

## FLOOR AREA

1839.00 sq ft

Wokingham Borough Council

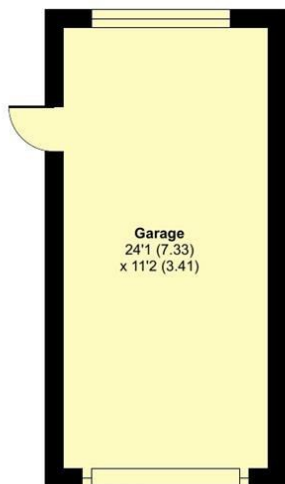
COUNCIL TAX BAND F



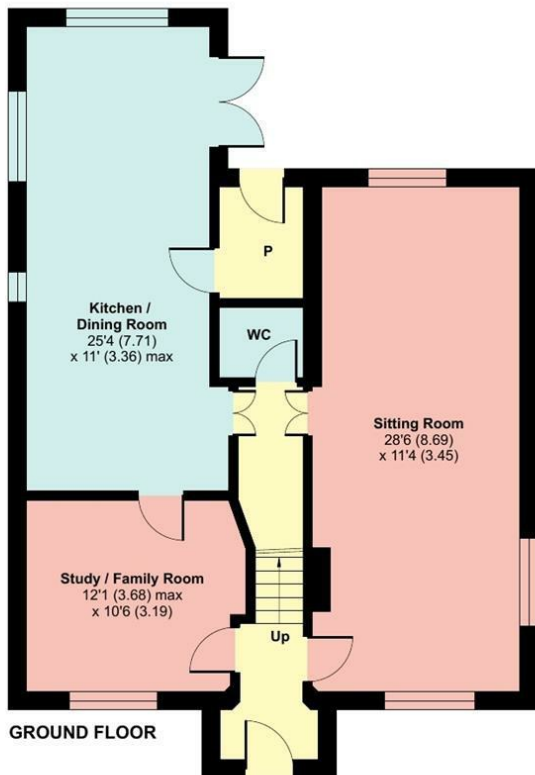


# Rickman Close, Arborfield Cross, RG2

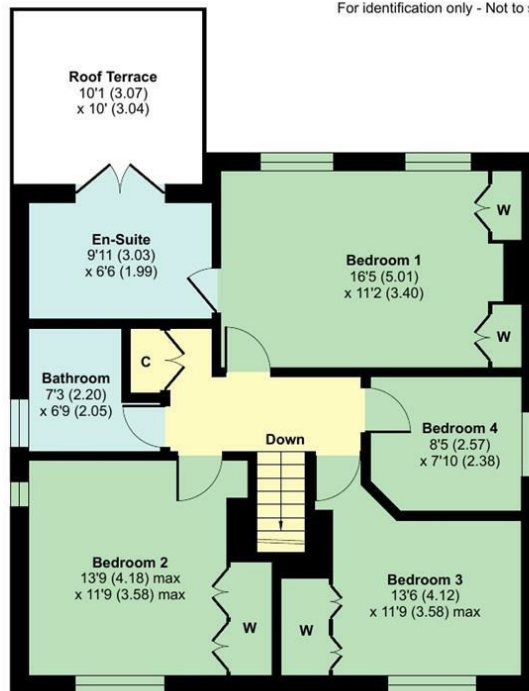
Approximate Area = 1570 sq ft / 145.8 sq m  
Garage = 269 sq ft / 24.9 sq m  
Total = 1839 sq ft / 170.7 sq m  
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## DIRECTIONS TO RG2 9PS

what3words:///muted.nicknames.upstairs

## OTHER MATERIAL INFORMATION

- Ofcom mobile indicates good availability outdoors and in-home for, EE, O2, Three, and Vodafone
- Ofcom broadband indicates standard and ultrafast broadband is available at this property
- The government portal highlights this area as low flood risk
- Planning Application Link of what we are aware of
- [Wokingham Borough Council Online Planning - Details](#)

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

### Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. All measurements are approximate.

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents  
Douglas and Simmons



25 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [sales@douglasandsimmons.co.uk](mailto:sales@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



26 Market Place  
Wantage  
Oxfordshire  
OX12 8AE  
Tel: 01235 766222  
email: [lettings@douglasandsimmons.co.uk](mailto:lettings@douglasandsimmons.co.uk)  
[www.douglasandsimmons.co.uk](http://www.douglasandsimmons.co.uk)



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

