



HUNT & NASH

Est. 1938

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Thatch Cottage, Southbury Lane Ruscombe, Berkshire RG10 9XN

**BEAUTIFUL GRADE II LISTED THATCHED COTTAGE
PRIVATE SOUTH FACING GARDEN: NO ONWARD CHAIN
TWO/THREE BEDROOMS: PLENTY OF CHARACTER
OPEN FIREPLACES: EXPOSED BEAMS AND BRICKWORK
OFF ROAD PARKING: QUIET RURAL LOCATION**



Description

Built we believe around 1590, and originally two attached cattle cottages, this Grade II Listed detached thatched property enjoys a fabulous rural setting towards the end of a no through road, yet is still within a 15/20 minute walk, across farmland, to Twyford Mainline Railway Station.

The accommodation is very well presented throughout and enjoys a wealth of character including exposed beams, open fireplaces and oak floors. There is a lovely wood burning stove in the sitting room and the adjoining ground floor room has a vaulted ceiling with a mezzanine level for use as a master bedroom.

The kitchen is compact but is fitted with a range of matching wall and base units and a door to the garden.

There is a cloakroom and a spacious entrance hall completing the ground floor accommodation and on the first floor are two bedrooms and a bathroom.

The gas fired central heating is from a large propane tank that is monitored remotely and topped up when necessary and the thatch has been recently overhauled.

Outside

The generous garden enjoys a very private southerly aspect and is mainly lawn with a variety of trees and shrubs providing some welcome shade and landscaping.

There are several patio areas strategically placed to enjoy the sun at all times of the day and there is off road parking for three cars.

It should be noted that this property is not on mains drainage and not on mains gas.

Ruscombe is a small village within a mile of Twyford with a very pretty Grade I Listed Church, that was originally built in the late 12th Century. The village is popular with commuters using the Mainline at Twyford Station (Crossrail) and local families alike.

Twyford is a thriving village with excellent amenities including good local shops, Waitrose, several restaurants and pubs and mainline station to Paddington (from approx. 25 mins.), link line to Henley-on-Thames and will be on the Crossrail network providing a direct link to Heathrow, the West End, City and East London without the need to change. There is delightful countryside surrounding the village yet the large centres of Reading, Maidenhead, Windsor, Bracknell and Wokingham are easily accessible via the M4.

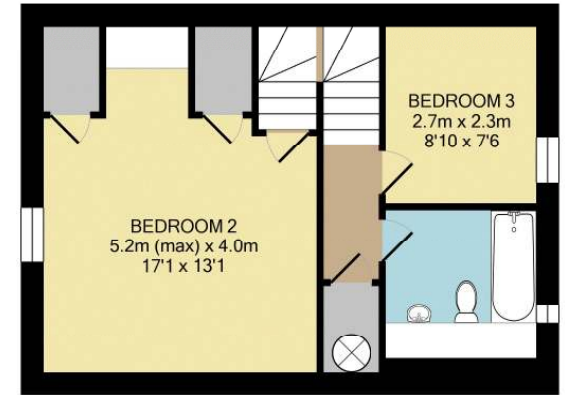
GUIDE PRICE . . . £595,000 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 105.1 SQ.M. (1131 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
Produced for Hunt and Nash Estate Agents.





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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