



Oak Tree Cottage, Beech Hill Road, Spencers Wood, Reading, Berkshire, RG7 1HN
Guide price £525,000 Freehold

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Residential Sales & Lettings

- Approx. 300 year old detached Cottage
- Planning permission granted to build a 2 storey side extension
- Private access via unadopted lane
- Detached garaging and ample parking
- Set within large grounds
- Situated adjacent to fields
- 1400 sq ft accommodation
- Sought after location

Property Description

A delightful three bedroom period Cottage believed to date back to over 300 years. Oak Tree Cottage is set within a sizeable plot which is adjacent to fields and approached via an unadopted lane. The property is in need of modernisation throughout which will make an ideal refurbishment project. Planning permission has been granted for a 2 storey side extension, plans are available upon request. In addition the plot provides an opportunity to redevelop within the garden subject to local planning consents. (There was previously full planning permission granted to build a detached home which has now expired).

Potential purchasers should be aware that the existing cottage has previously subsided and subsequently been piled to support the building - full details are available of the comprehensive works that have been carried out.

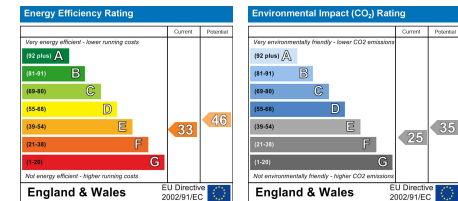
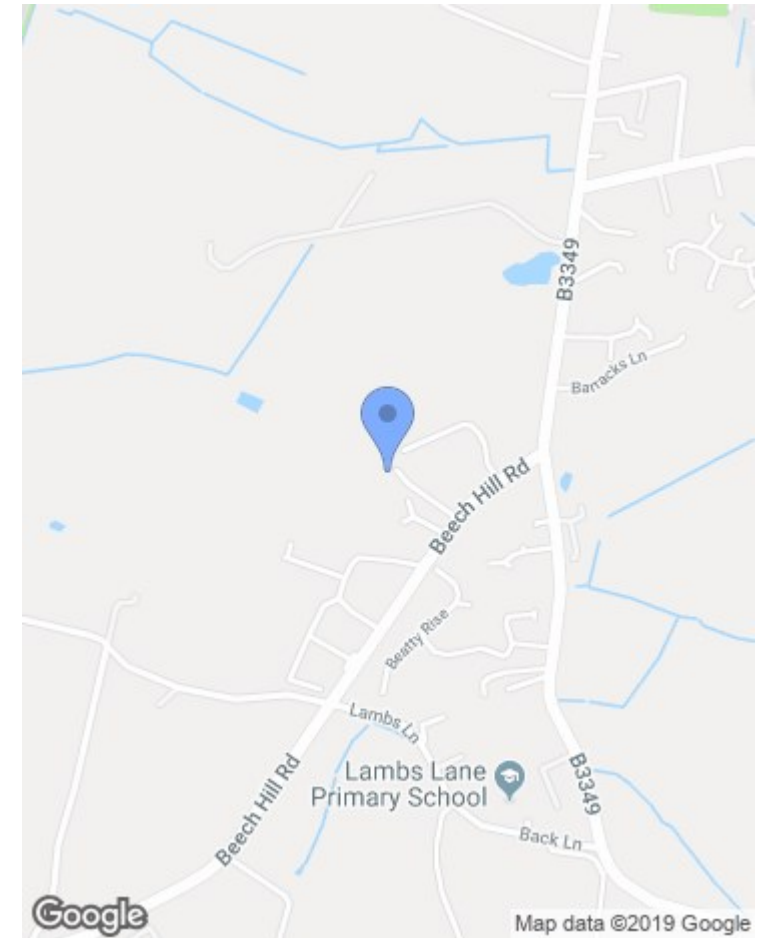
Please contact sole selling agents Tilehurst (0118) 942 0500.

PLEASE NOTE - Under the Estate Agents Act 1979, we hereby declare that the Vendors are family members of a Director of Sansome George Residential Sales LTD.





Total area: approx. 131.3 sq. metres (1413.3 sq. feet)



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