



Milton Cottage, The Hamlet, Gallowstree Common,
S Oxon, RG4 9BU

£825,000

Beville
ESTATE AGENCY

- Believed to date back approx. 200 years
- Three double bedrooms
- Gas fired central heating
- Utility/ boot room
- 16ft x 16ft kitchen/ breakfast room with part vaulted ceiling
- 13ft Timber workshop with potential for home office
- Dual aspect sitting room with open fire
- Wealth of exposed beams
- Off road parking
- Cloakroom

A beautiful detached period cottage, sympathetically extended & presented in immaculate order, set in a secluded plot in the sought after location 'The Hamlet'. EPC: D

Accommodation includes: Spacious entrance hall, dual aspect sitting room with open fire, 19ft x 16ft kitchen/ breakfast room with part vaulted ceiling with skylight and twin double doors to the rear, study, utility/ boot room & cloakroom. From the hall the staircase leads to first floor landing with front aspect windows, 13ft dual aspect bedroom 1 with overhead cupboard, two further double bedrooms & four piece bathroom with tiled shower cubicle & bath.

Noteworthy features include: Period features including a wealth of exposed beams, wooden doors with cast iron latches & open fire. Beautifully renovated, it includes gas fired central heating with condensing boiler, double glazing, bedrooms with vaulted ceilings, off road parking, timber workshop (with potential for home office) and established cottage garden.

To the front of the property gravel drive provides off road parking, gravel path continues with timber storage units, to the front entrance with covered porch, lawned area, outside light, mature hedge, side access on both sides leads to:

To the rear of the property is a private, sunny aspect garden. Brick paved patio area, garden to lawn, enclosed with brick & flint wall & mature hedging, flower & shrub beds.

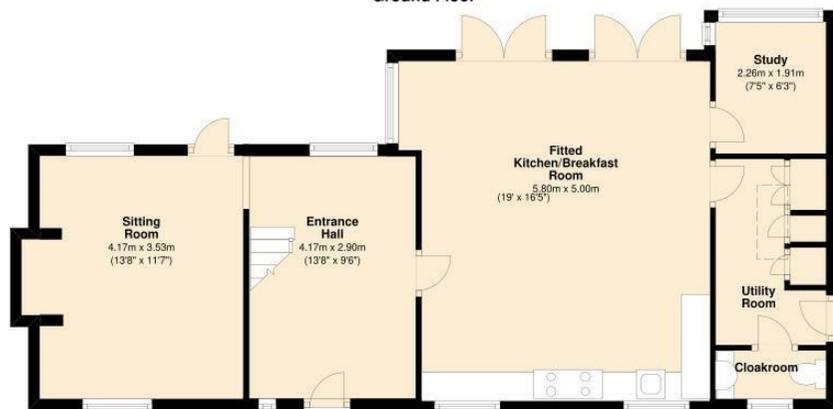
Total Floor Area : 115m² (1238sqft)

Council Tax: D (£2302.23)

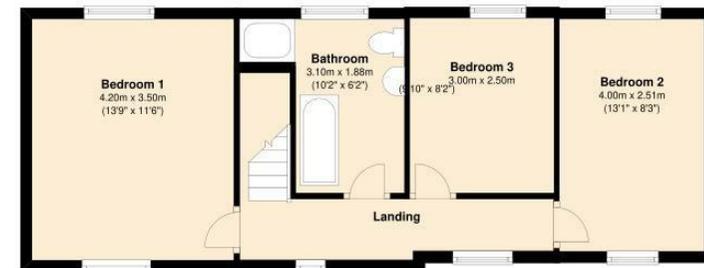
Services: Mains electricity, gas, water and private drainage.

Gallowstree Common is a small rural hamlet about 6 miles equidistant from Henley-On-Thames and Reading, with their excellent range of schooling, shopping and recreational facilities. London Paddington is less than 30 minutes from Reading Railway Station and there is easy access to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Gallowstree Common is in the catchment area for Kidmore End Church of England Primary School. The village of Sonning Common is less than 1 ½ miles away and is well served with shops & amenities, including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. Good schooling at both Primary and Secondary levels.

Ground Floor



First Floor



Workshop
4.10m x 3.16m
(13'5" x 10'4")

Sitting Room
4.17m x 3.53m
(13'8" x 11'7")

Entrance Hall
4.17m x 2.90m
(13'8" x 9'6")

Fitted Kitchen/Breakfast Room
5.80m x 5.00m
(19' x 16'5")

Study
2.26m x 1.91m
(7'5" x 6'3")

Utility Room

Cloakroom

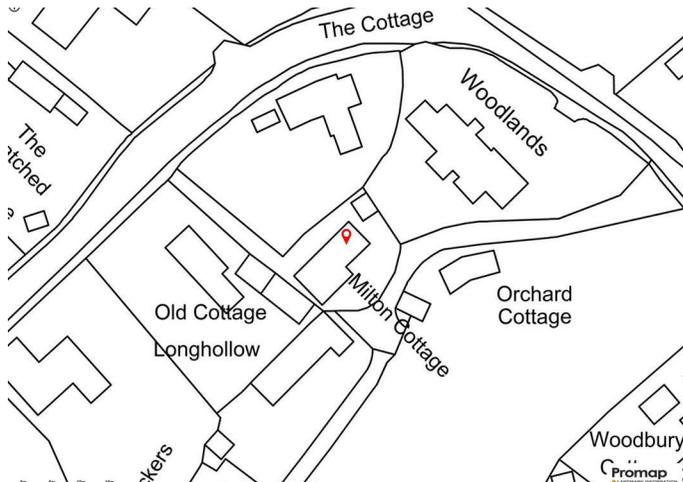
Bedroom 1
4.20m x 3.50m
(13'9" x 11'6")

Bathroom
3.10m x 1.88m
(10'2" x 6'2")

Bedroom 3
3.00m x 2.50m
(9'10" x 8'2")

Bedroom 2
4.00m x 2.51m
(13'1" x 8'3")

Landing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	68	
(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	

Directions

From our office in Peppard Road proceed right and take the right hand turning at the crossroads into Wood Lane, continue and at the sharp bend turn right into Reads Lane, proceed to Gallowstree Common. At the T-junction turn left into Horsepond Road and take the first turning right into the Hamlet, whereupon the property can be found on the left hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.

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