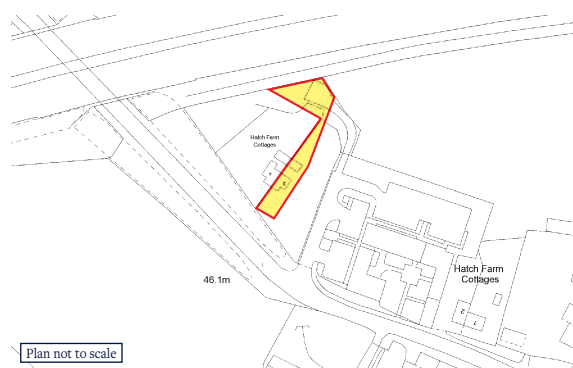


LOT
72

3 Hatch Farm Cottages, Mill Lane Sindlesham, Nr Reading, Berkshire RG41 5DG



Plan not to scale

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This plan is based upon the Ordnance Survey Map with the sanction
of the Controller of H M Stationery Office.

An appealing two bedroom semi-detached cottage with extension potential on a plot of approximately 0.12 acres in convenient semi-rural location. **Vacant.**

Tenure

Freehold.

Location

- Reading is an important Thames Valley regional centre with a large university campus located about 36 miles west of London
- Sindlesham is a small village located about 4 miles south of Reading and 2 miles west of Wokingham
- Situated on the north side of Mill Lane, between the junctions with Mole Road and Lower Barley Way (B3270)
- The retail and commercial centres of Reading and Wokingham are within easy reach
- The surrounding countryside provides a range of leisure activities. The luxury Nirvana Spa complex is close by
- Good road links provide access to the A329(M) and M4

🚗 Winnersh, Reading

🚆 Reading (Cross Rail Elizabeth Line opening December 2019)

Description

- An appealing two storey semi-detached cottage
- The interior is presented in reasonable decorative order and has double glazing and gas central heating
- There may be extension potential subject to the requisite consents
- Front and rear gardens
- There is a right of way vehicular access from Mill Lane to a rear entrance

Accommodation

- Ground Floor – Lobby/Entrance Hall, Through Reception Room, Kitchen/Breakfast Room, Outside Brick Built Store Buildings
- First Floor – Two Bedrooms, Shower Room/WC

Total Site Area approximately 0.12 acres

Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)