



Garden House, Mortimer





# A delightful four bedroom family home with countryside views

Garden House is a lovely family home, on a tranquil no-through road. While conveniently located in the village centre, the property offers a serene setting with picturesque views over fields.

The main living area boasts a large triple-aspect living room with open fire and views of the south-west facing garden. Bi-fold doors lead to a light-filled orangery, offering access to the south-east facing part of the garden. There is a cosy sitting room and a spacious kitchen/dining/living room, perfect for entertaining. The shaker-style kitchen features integrated appliances, a kitchen island, and French doors out to the entertaining patio, ideal for al fresco dining with stunning field views. A utility room and cloakroom complete the ground floor.

Upstairs, there are three generous double bedrooms and a single bedroom. The primary bedroom offers triple-aspect views overlooking the picturesque countryside and comes with an en-suite shower room. Bedrooms two and three are spacious double rooms, while the fourth bedroom enjoys lovely view, all served by the family bathroom.

Sitting on a plot of approximately 0.27 acres, Garden House includes a sizable double tandem garage and a fully equipped office/studio with insulation and power. The wrap-around gardens are predominantly south-facing, creating a delightful outdoor space.



4



2



3



0.27  
Acre

EPC

E



## Mileage

Reading 8 miles, Basingstoke 10 miles, Newbury 15 miles, M4 (J11) 5.6 miles, M3 (J5) 10.7 miles, Mortimer station 0.7 miles with services to Basingstoke and Reading. London Paddington via Reading station from 23 minutes. London Waterloo via Basingstoke station from 45 minutes. All distances and times are approximate.

## Situation

Garden House is situated close to the centre of the village of Mortimer, with its excellent range of local amenities including mini-supermarket with post office, coffee shop, doctors' surgery, dentist, churches and public houses. Mortimer is a thriving village with a wide array of activities and clubs. Reading, Basingstoke and Newbury are all easily accessible and provide a broader range of facilities. Communications are first-class, with a railway station at Mortimer, providing connecting services to both Reading and Basingstoke and the M3 and M4 motorways are close by.

There is a good range of schools, both state and independent, including excellent primary schools within the village. Independent schools nearby include Crossfields, Daneshill, Bradfield, Elstree, Cheam and The Abbey.

There are many delightful walks to enjoy throughout the surrounding countryside.







## Property Information

Mains water, electricity and drainage. Oil fired heating.

Local Authority: West Berkshire Council

Council tax band F

Tenure Freehold

what3words///correctly.play.defends

Postcode: RG7 3PE

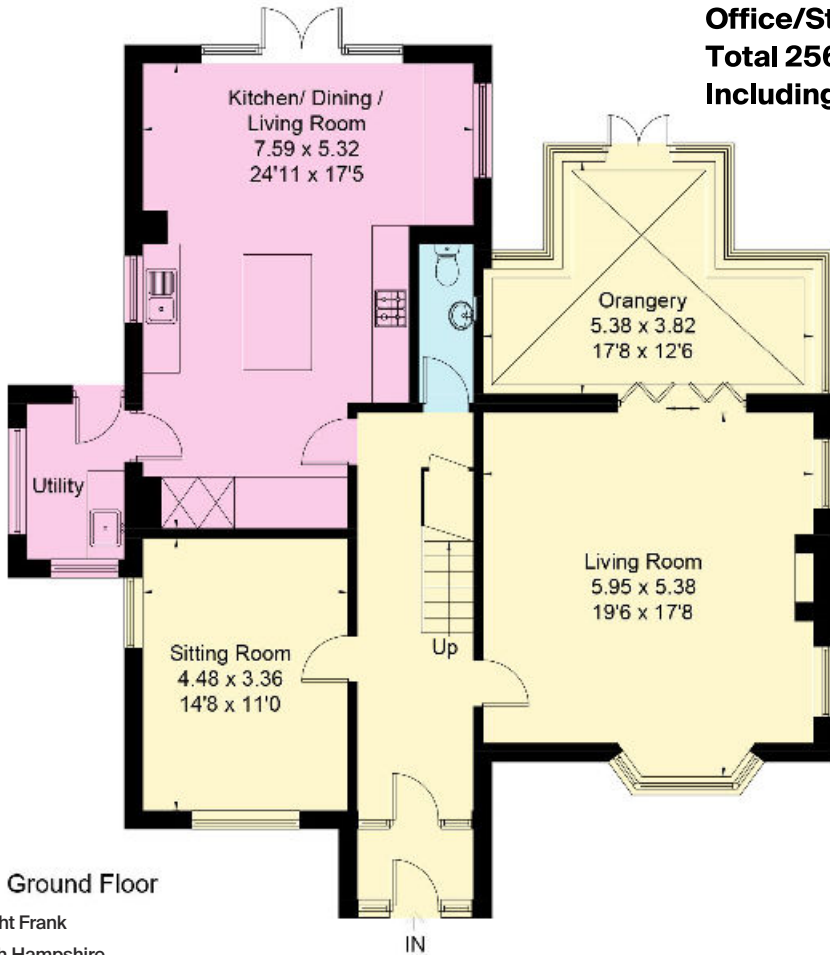




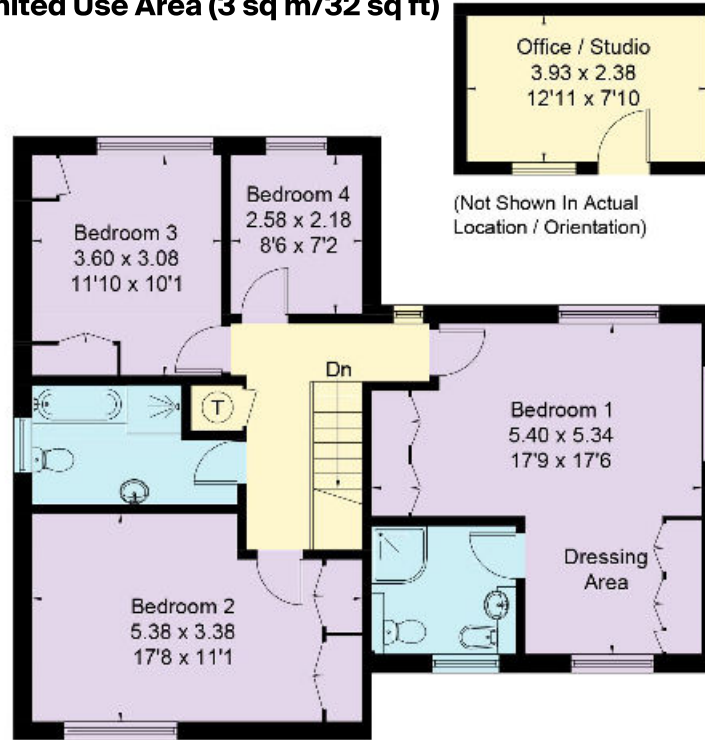




**Approximate Gross Internal Floor Area**  
**205.6 sq m / 2,213 sq ft**  
**Office/Studio/Garage 50.9 sq m/548 sq ft**  
**Total 256.5 sq m/2,761 sq ft**  
**Including Limited Use Area (3 sq m/32 sq ft)**

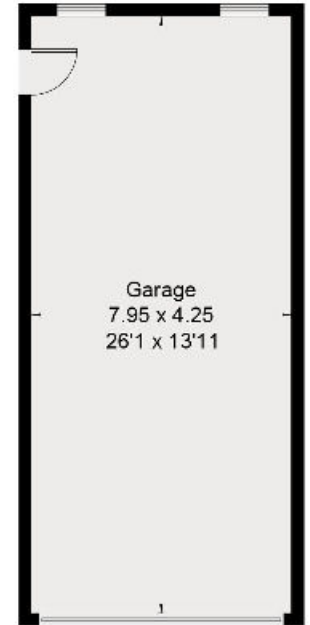


**Ground Floor**



**First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)

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