



Corner House, Orchard Road, Hurst, Berkshire







## A superb, detached family home set in approximately 0.52 acres.

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A wonderful opportunity to purchase this immaculately presented home situated in a popular Berkshire village.



**Tenure:** Freehold

**Local authority:** Wokingham Borough Council

**Council tax band:** H









## The property

Corner House is a superb, detached family home. The property is entered via a spacious, double-height entrance hall with doors radiating to the reception rooms, kitchen and stairs rising to the first floor. The reception rooms include a dual aspect sitting room with French doors to the garden and an open fireplace; a dining room with French windows opening on to the rear terrace; a study with shelving and storage; and a spacious family room with a large window overlooking the front garden.

Corner House benefits from a beautiful kitchen/breakfast room leading into a fantastic conservatory, providing space for a great seating area with a feature brick fireplace and wood-burning stove. The kitchen area has a range of wall and floor units beneath a Corian worktop and a beautiful curved central island with a mixture of wood and Corian. There is a range of integrated appliances, including a microwave, dishwasher and range cooker. There is ample space for a dining table, and the conservatory ensures this space works perfectly for open-plan family living.







The house has underfloor heating throughout the utility area that leads to the gym.





## The property (continued)

A spacious utility is accessed from the kitchen with extensive fitted units and integrated appliances, including a fridge/freezer and a sink. From the utility is a shower room and access via a glazed corridor to a gym/bedroom/living room ideal for those requiring a separate annexe with its own entrance.

The first floor has a spacious galleried landing. The principal bedroom, with en suite bathroom with standalone bath and walk-in shower, has fitted wardrobes and views over the rear garden. There are a further four bedrooms, one with en suite shower and three with fitted wardrobes. A family bathroom and two large cupboards complete the first floor accommodation.







There are many high specification finishes throughout the property.





## Garden and grounds

The gardens wrap around the property. To the front is a brick-paved driveway with ample space for several cars and leading to two single garages. To one side of the driveway is a wonderful pond with decking and metal railings, an ideal area to watch local visiting wildlife.

To the rear of the property is an attractive garden that is laid mainly to lawn with mature shrub borders and trees. A swimming pool is to the rear of the garden with a fantastic sunny terrace, a BBQ area, and a pool room. To one side of the garden is a utility area with raised flower/vegetable beds. The whole garden and grounds are bordered by mature hedges and trees, providing a fantastic sense of privacy.







## Situation

Corner House is just a short distance from Hurst village centre with its post office and general store, bakery, three public houses and highly regarded primary school. There is also a cricket club, village pond and play park with St Nicholas church located on the western edge of the village. Twyford train station is approximately 3 miles distance offering regular services to London Paddington and central London via the Elizabeth Line, and to Reading from which connections to the rest of the national rail network can be made. Reading is about 8 miles distance and offers a superb range of shopping and entertainment facilities as well as being home to many large companies and international corporations.



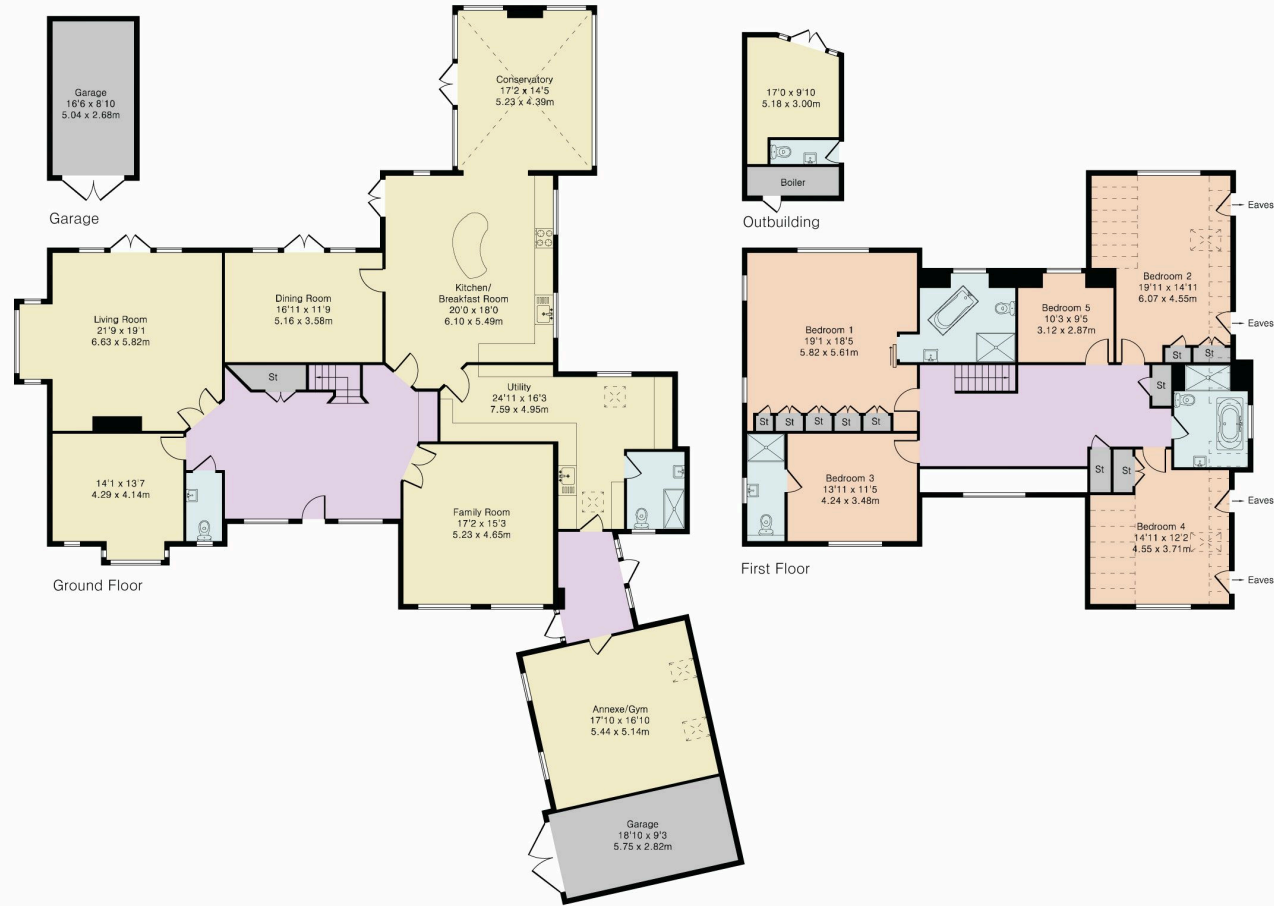




The property has spacious reception rooms with wooden flooring and large windows providing lots of natural light.



Approximate Gross Internal Area 4878 sq ft – 454 sq m  
 Ground Floor Area 2950 sq ft – 274 sq m  
 First Floor Area 1656 sq ft – 154 sq m  
 Garage Area 145 sq ft – 14 sq m  
 Outbuilding Area 127 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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## Situation (continued)

The local area has many golf courses, sports and health clubs, including the Castle Royle Golf and Country Club at Knowl Hill, cricket and football at Hurst, tennis and sailing at Wargrave and with numerous bridleways and footpaths in the surrounding countryside. Local schools in the area include St. Nicholas Primary School in the village, The Dolphin Independent School, Lambrook, Crosfields, Reading Blue Coats, and several other independent and Grammar schools.

## Directions (RG10 OSD)

From the Henley office on Thameside, proceed towards Hart Street. Turn left at the traffic lights and over the bridge, take a right on to Wargrave Road. Continue through Wargrave and exit the roundabout to Twyford; straight over at traffic lights and turn right on to Hurst Road. Take a right turn on a bend on to Orchard Road, and the property is on your right.



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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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