

**SANSOME  
&GEORGE**

sansomeandgeorge.co.uk



**9 Bloomfieldhatch Lane, Grazeley, Reading, Berkshire, RG7 1JW**

**Asking Price £1,100,000**  
**Freehold**

**SANSOME & GEORGE \*\* Virtual Tour Available \*\***

Offered to the market is this fantastic opportunity to acquire a four bedroom detached home, along with a constructed outbuilding that requires completion, as well as having its very own paddock with stables. The property has fantastic access to junction 11 of the M4 motorway, is close to Mortimer train station which provides access into Reading, while also being close to the village of Grazeley. The main accommodation includes three separate reception rooms along with an open plan kitchen / dining area, a downstairs wc, a utility room, ensuite to master and separate family bathroom. The secondary accommodation had plans drawn up to create two reception rooms, a kitchen, and a main bedroom with ensuite and dressing room on the first floor. Other features include double glazed windows, off road parking for multiple vehicles, a wrap around garden with a paddock to the rear with stables.

EPC EER - E

Council Tax Band - C

Council - West Berkshire

The above information may be subject to change during the transaction period.

- 4 Bedroom home
- Open Plan Kitchen / Dining Room
- Ensuite To Master
- New Build Secondary property
- Off Road Parking
- Paddock Plus Stable
- Must be seen







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

Approximate total area<sup>(1)</sup>

2885.28 ft<sup>2</sup>

Reduced headroom

72.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

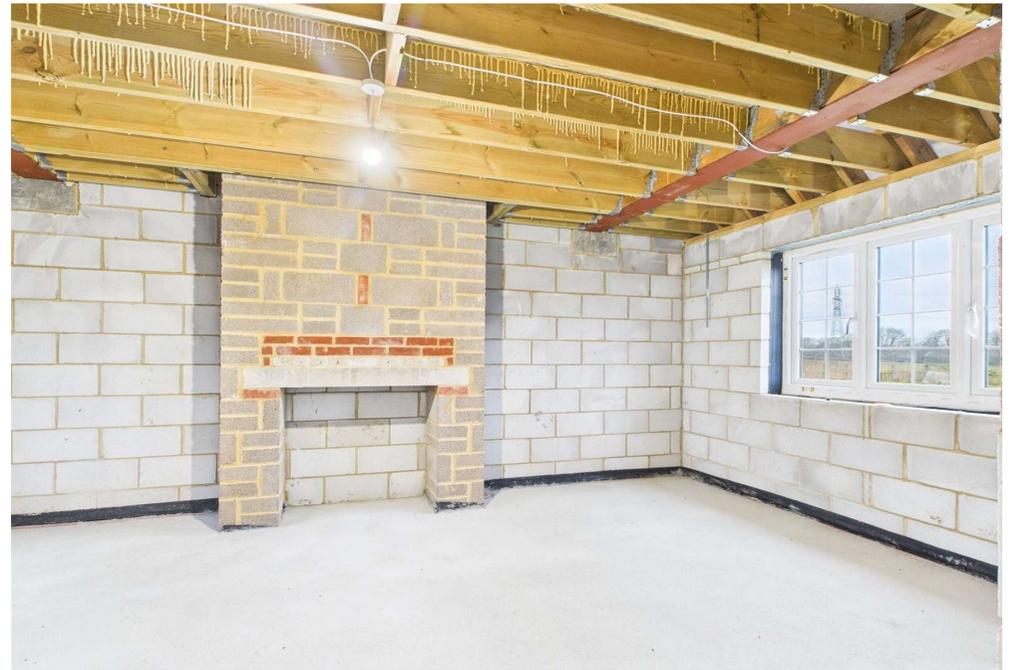
Reduced headroom

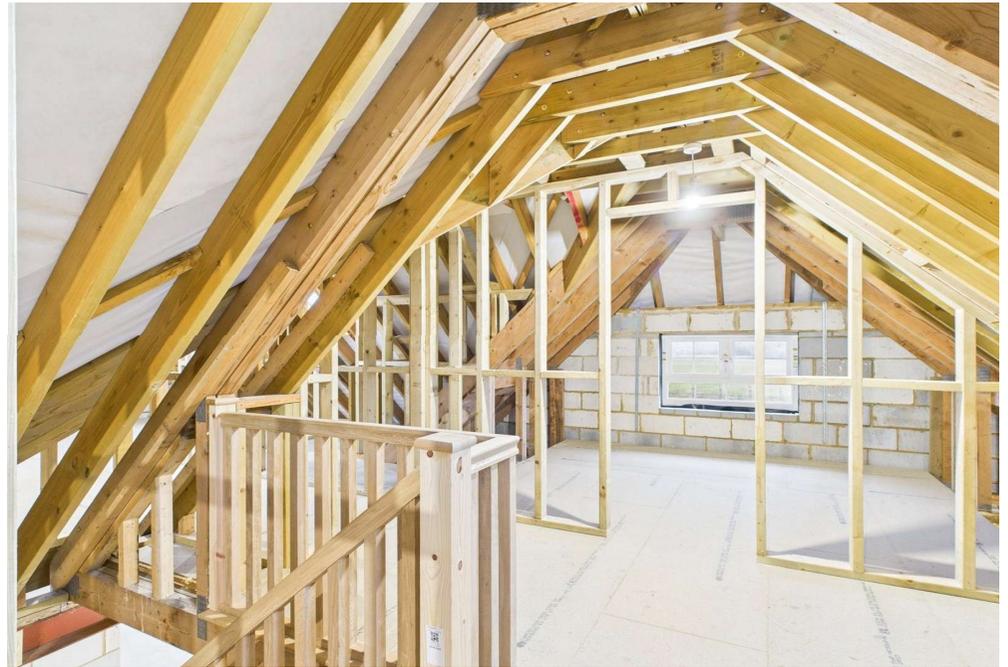
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Sansome and George - Mortimer

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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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