

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



9 Bloomfieldhatch Lane, Grazeley, Reading, Berkshire, RG7

Asking Price £1,050,000 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.

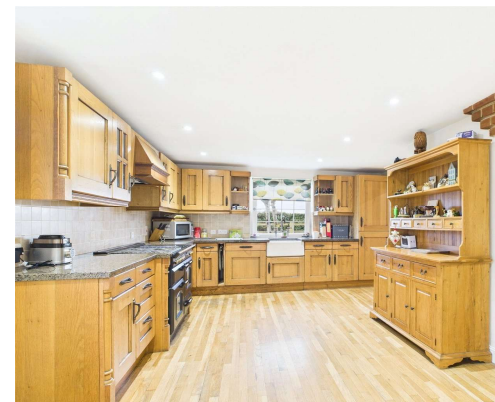
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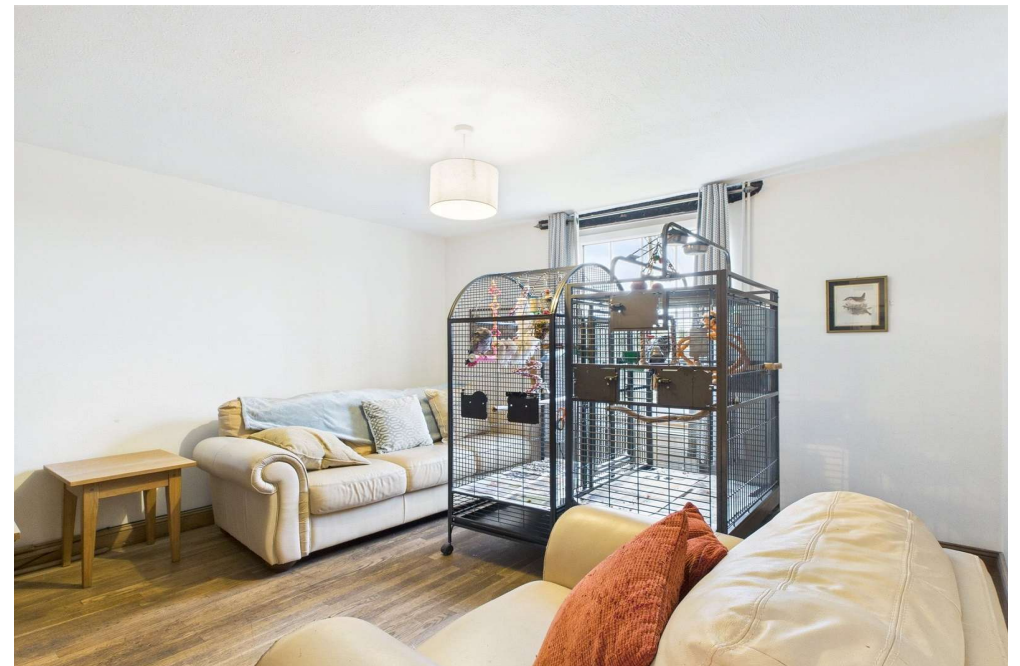
Council Tax Band - C

Council - West Berkshire



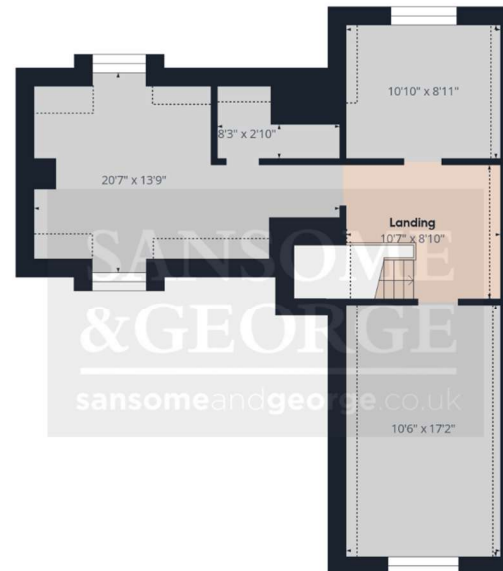
- 4 Bedroom home
- Open Plan Kitchen / Dining Room
- Ensuite To Master
- New Build Secondary property
- Off Road Parking
- Paddock Plus Stable
- Must be seen







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2883 ft²

Reduced headroom

72 ft²



Floor 0 Building 2



Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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

Sansome and George - Mortimer

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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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