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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## Crockers, Rushey Way, Lower Earley, Reading RG6 4AS



**Unique – there is no better description.**

**In just over two thirds of an acre including commanding road frontage of about 166ft.**

**Well placed for the ASDA retail complex, swimming pool and leisure amenities, regular bus service into Reading and primary school.**

**M4 (Junction 11) about 2 miles**

**Or planning permission to replace existing with 9 dwellings**

**4 bedrooms and 2 bathrooms - 2 bedrooms and bathroom with WC on the first floor and 2 bedrooms on the ground floor which share a Jack & Jill bathroom. Large reception hall (large enough for a grand piano!), cloakroom, separate WC, extensive reception accommodation including open plan living room leading to dining area with sun lounge and kitchen with breakfast area, study, laundry room, boiler room, garden store, tool shed, double width garage.**

**Energy Performance Certificate – D65**

**Broadband - Ultrafast highest download 1800Mbps, Ultrafast highest upload 1000Mbps**

**FOR SALE BY ONLINE AUCTION on Wednesday 22<sup>nd</sup> October 2025 (unless sold beforehand)**

**The Solicitors:** Field Seymour Parkes, 1 London Street, Reading RG1 4PN

Contact: Michael Higgin

Tel: 0118 951 6262

Email: [michael.higgin@fsp-law.com](mailto:michael.higgin@fsp-law.com)



**Price Guide: £850,000**

# Crockers, Rushey Way, Lower Earley, Reading RG6 4AS

**DESCRIPTION/LOCATION:** A detached house that could be described as a detached bungalow with 2 bedrooms and bathroom on the first floor! There are flat roofs throughout the first floor and ground floor including the garage and other outbuildings. The property is believed to date from the 1960s and can probably be described as “of contemporary style”, a style that is being repeated in the 2020s. Originally surrounded by farm land but now part of the Lower Earley development. The gardens are quite private and the setting generally exceptional.

Local amenities include the ASDA retail complex with other shops with a secondary complex opposite including an M&S local. Also nearby is the leisure centre including swimming pool, Hawkedon Primary School and regular bus services into Reading. The M4 (Junction 11) is about 2 miles.

## First Floor:

<b>Bedroom 3:</b>	15' x 11'8, double aspect, full height, double built in wardrobe
<b>Bedroom 4:</b>	15' x 14'3 double aspect, full height, range of built in wardrobes
<b>Bathroom 2:</b>	Shower tray, wash hand basin
<b>Separate WC:</b>	
<b>Landing:</b>	with window overlooking the front garden, linen cupboard and store

## Ground Floor:

<b>Entrance Porch:</b>	
<b>Entrance Hall:</b>	Exceptional hallway, about 40ft wide and a maximum depth of about 8'6, easy rising staircase
<b>Cloakroom:</b>	with wash hand basin leading to
<b>WC:</b>	
<b>Storeroom:</b>	
<b>Boiler Room:</b>	
<b>Second Storeroom:</b>	
<b>Third Storeroom:</b>	
<b>Bedroom 1:</b>	about 16' x 14'6 triple aspect, built in wardrobe
<b>Bathroom 1:</b>	Jack and Jill design
<b>Bedroom 2:</b>	16'6 x 12'5
<b>Living Room:</b>	split level, 26'9 x 17' max with picture window and sliding patio door
<b>Bar Area:</b>	6' x 5'
<b>Dining Room:</b>	19' x 11'9
<b>Study:</b>	15' x 12', access to the two ground floor bedrooms and bathroom is through this room
<b>Kitchen/Breakfast Room:</b>	20'6 x 9'7 extending to 13'
<b>Sun Lounge:</b>	18' x 9'9
<b>Laundry Room:</b>	8'6 x 6'6
<b>Lobby:</b>	10'6 x 6'
<b>Fuel Store:</b>	door to
<b>Garage:</b>	attached, double width 22' wide x 30' approx deep
<b>Tool Shed:</b>	adjoining with storage for oil tank

## Outside:

<b>The Gardens:</b>	The property is approached from Rushey Way with the driveway leading to the front of the house with the garage beyond and plenty of off street parking. There is access on either side of the house to the rear garden. The gardens have undoubtedly been an important feature of the property but are now suitable for a little more care and attention.
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<b>SERVICES:</b>	Mains water, gas, electricity and drainage.
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**COUNCIL TAX:** G  
**ENERGY PERFORMANCE:** D65  
**BROADBAND SPEED:** Ultrafast highest download 1800Mbps  
Ultrafast highest upload 1000Mbps

**VIEWING:** By appointment with the Owner's Sole Agents and Auctioneers, **Martin & Pole, Wokingham**  
**Tel:** 0118 978 0777 **Email:** [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

#### **IMPORTANT NOTICES**

##### **Identification of the Buyer**

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

##### **Buyer's Fee**

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

##### **Signing the Memorandum, Payment of the Deposit and Buyer's Fee**

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

##### **Property Details**

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

##### **Stipulations**

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered into this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.





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## MEMORANDUM OF AGREEMENT

Property: .....

Date of Agreement: ..... day of .....2025

Buyer: .....

Address: .....

..... Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

..... Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

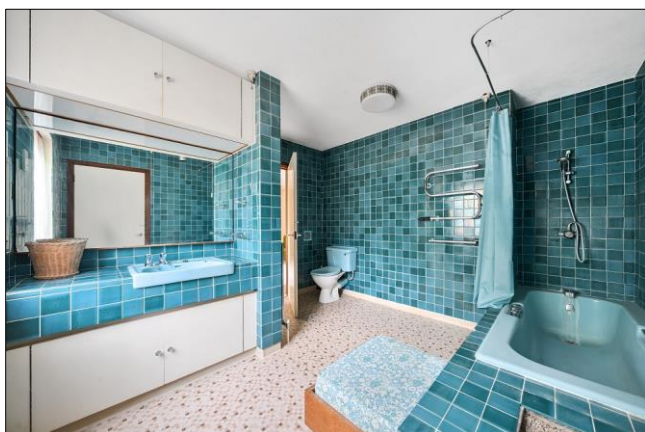
Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo 36974/2025



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