

## Oak Tree Cottage, Beech Hill Road, Spencers Wood, Reading



### BUILDING PLOT

Formerly three brickworkers cottages – now a single home of character.  
Suitable for improvement or perhaps redevelopment with one imposing detached house.

Approached over a bridleway and adjoining countryside.

The existing accommodation includes on the first floor 3 bedrooms, one with en suite bathroom.  
There are two staircases to the first floor, one leading to Bedroom 1 with the en suite bathroom and the other to Bedrooms 2 and 3.  
On the ground floor entrance porch, double aspect lounge, dining room, study, shower room with WC, kitchen, utility area and conservatory.  
Oil fired central heating with radiators throughout.  
Double length garage.  
Gardens of about ¼ acre + additional area occupied under an annual licence agreement.

# Oak Tree Cottage, Beech Hill Road, Spencers Wood, Reading RG7 1HN

## DESCRIPTION / LOCATION:

A detached cottage approached over a bridleway on the outskirts of Spencers Wood. The property is ideally located for ease of access to the M4 (Junction 11) including the newly developed Science Park within the campus of the University of Reading. Around Junction 11 of the M4 there are various business parks including Green Park whilst just to the west and east at Junction 12 and Junction 10 there is immediate access to other important business areas around Reading. For the commuter Reading station currently offers services on the London Waterloo and Paddington lines including the fast 25 minute approx service to Paddington. Services also to Oxford, south Wales and the west country. Shortly and certainly planned during 2022, the new Crossrail service will determine at Reading. This really is a perfect area for family, business people or the commuter.

The existing property offers a wealth of charm and character with some exposed timbers to walls and ceilings. It is considered suitable for ongoing occupation or a buyer may prefer to replace the existing property with a detached house – subject to planning permission. During the 1980s there was evidence of subsidence and as a result the property was underpinned. Details of this work is available for a buyer to consider.

**ACCOMMODATION:** The accommodation comprises:

### First floor

- Bedroom 1:** 13'6 x 9'7 with cupboard, radiator, access to roof space, leading to en suite  
**Bathroom:** with panelled bath, pedestal wash hand basin, low level W.C., airing cupboard with factory lagged hot water cylinder, radiator.  
**Landing 1:** leading to Bedroom 1 with en suite.  
**Bedroom 2:** 13'6 x 12'6 with fitted cupboards – direct access from Landing 2 (and also intercommunicating with Bedroom 1), wash hand basin, fireplace with brick surround, radiator.  
**Bedroom 3:** 8' x 8'7 approached directly from Landing 2, radiator.  
**Landing 2:** with window. Leading directly to a shower room with W.C. on the ground floor.

### Ground floor

- Entrance Porch:**  
**Living Room:** 18'6 x 12'6 double aspect, feature open fire place with brick surround and oak mantel, exposed timbers to walls and ceiling.  
**Dining Room:** 13'1 x 9'3 with exposed beams to walls and ceiling, solid fuel room heater, radiator.  
**Rear Hallway:** with staircase to Landing 2  
**Study:** 14' x 8'6  
**Shower Room:** shower cubicle, wash hand basin and WC  
**Kitchen:** 9'8 x 9'3 sink unit, adjoining worktop, cupboards and drawers below, oil fired boiler for central heating and domestic hot water, further worktops with cupboards below.  
**Conservatory:** with utility area 18' x 7'2

### Outside

**Detached Garage:** part brick part timber clad with adjoining carport area, light and power.

**Gardens:** We attach an Ordnance Survey extract showing the extent of the gardens. The property is approached from Beech Hill Road over a bridleway giving vehicular and pedestrian access.

In addition to the land within the ownership of this property, there is an additional area which is rented at a peppercorn from the neighbouring farmer. This is an informal arrangement that could be ceased at any point. It is therefore important to fully understand the extent of the land we are offering for sale and the short term benefit of some additional land.

**SERVICES** Mains water and electricity. Drainage is to a cess pit. Oil fired central heating with radiators throughout.

**COUNCIL TAX** Band F                      **EPC** Band F.

**LOCAL AUTHORITY** Wokingham Borough Council..

## PLANNING

### 1. Oak Tree Cottage

Planning consent was granted for a two storey side extension in 2018 – now lapsed.

### 2. Adjoining Land

The adjoining open fields to the rear of Diana Close were the subject of a planning application for 24 dwellings. Date of application 31<sup>st</sup> March 2017, application number 171004. The application was refused and the decision appealed by the Applicants. The appeal was dismissed. Interested parties may wish to consider the planning application including the Planning Inspector's decision with reasons for refusal.

## DIRECTIONS

Heading south on the B3349 pass through Three Mile Cross and Spencers Wood and then turn right into Beech Hill Road. After about ¼ mile and immediately before Diana Close, turn right into an unmade bridleway. Oak Tree Cottage is towards the end of this bridleway, on the left hand side.

## 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 Regulations 2003 and the Proceeds of Crime Act 2002:

No later than the date of the auction when the Memorandum of Agreement of the sale and purchase is to be signed, we are required to see and keep copies of documentary evidence of the Buyer's identity and address. If you intend to bid please contact us for further information of the documents required to be produced (full details of which are also given in the Information Pack available for intending Buyers) or if you prefer to register beforehand.

### Buyer's Fee

A charge of £500 (plus VAT), payable only by the successful Buyer, will be due to the Auctioneers, Martin & Pole, upon signature of the Memorandum of Agreement of the sale and purchase. An appropriate VAT receipted invoice will be issued immediately after the day of the auction sale

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

The Buyer(s) will be required to sign Memorandum of Agreement attached to these Particulars, to pay the Deposit and Buyer's Fee immediately after the fall of the hammer. Payment of the deposit will only be accepted if made by cheque or bankers draft drawn on the account of the named Buyer and drawn on a UK clearing bank.

### Property Details

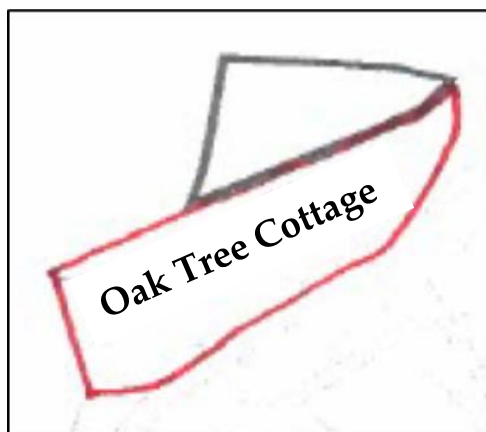
We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances or fittings (if any) referred to in the details.

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 he has satisfied himself 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

Date of Agreement: ..... day of .....2022

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 36850 March 2022



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