

GUIDE PRICE
Sold Prior

DIGITAL AUCTION DATE
18th February 2020

BY ORDER OF



5 Newland Cottages, Mole Road, Sindlesham nr Reading, Berkshire RG41 5DL

Freehold house and large garden in need of refurbishment

Bid1.

Property Summary

- Freehold
- Unmodernised house – refurbishment project
- Large garden
- Convenient semi rural location near M4
- On behalf of Wokingham Borough Council

Location

Sindlesham lies in an attractive and convenient location 4 miles to the southeast of Reading and 6 miles to the west of Bracknell, on the opposite side of the M4 motorway to Winnersh. Originally an estate village, the surroundings remain semi rural and are the location of the control centre for National Grid, Reddam House School, Bearwood Lakes Golf Club and the Nirvana Spa. The property fronts and is set back from Mole Road (B3030) looking across to the Bearwood Park Reading Football Club new training complex. Winnersh town centre and rail station (just over an hour to London) as well as Junction 10 of the M4 are within easy reach. The property lies on the west side of the road close to Betty Grove Lane and the recently developed Wheatsheaf Close.

Description

The property comprises the left hand side of a pair of semi detached houses constructed in red brick beneath a tiled roof. The properties are set back and accessed from Mole Road with a good sized front garden area behind a large hedge. There is vehicle access beside the property leading to a large and overgrown rear garden with open fields at the rear. The site extends to approx 8,420 sq ft. The property is unmodernised and offers potential for an attractive refurbishment with space for enlargement. Adjoining properties have been attractively up dated. On the ground floor there is a kitchen and two reception rooms with three bedrooms and a bathroom on the first floor.

Accommodation

Ground – Front right reception
16ft x 11ft (4.88m x 3.33m)
Front left reception
12ft 5ins x 9ft 4ins (3.78m x 2.85m)
Rear kitchen
10ft 8ins x 9ft 8ins (3.2m x 3m)
First – Bed 1
12ft 5ins x 9ft (3.8m x 2.7m)
Bed 2
9ft 4ins x 8ft (2.85m x 2.5m)
Bed 3
12ft 6ins x 11ft (3.8m x 3.35m)
Bath/wc

Front garden, side access and large rear garden

Site area approx 11,120 sq ft (1,033 sq m)

All figures are maximum dimensions for guidance only and should not be relied on.

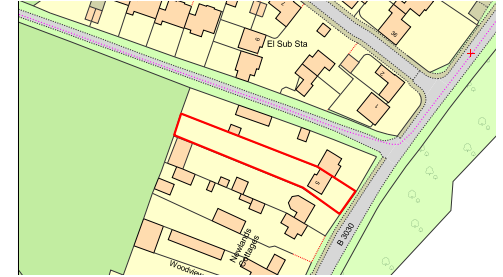
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Tenure

Freehold with vacant possession



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