



Osbornes
Independent estate agents

Reading Road | Farnborough

STUNNING EDWARDIAN HOME.

Detached | Four Double Bedrooms | Four Reception Rooms | Two Bathrooms | Garages | Enclosed Garden

£850,000 | Freehold

STUNNING EDWARDIAN HOME. This four double bedroom, four reception, two bathroom family home constructed in 1906 by a master builder, a rare opportunity to purchase a truly unique and stunning detached residence with accommodation arranged over three floors. This fabulous home is a Rushmoor Building of Local Interest. To the first floor the inviting hallway is open planned to the bay front reception room and leads through to the bay fronted study/fourth bedroom. Throughout the first floor there is real wood floor leading to a spacious, Travertine bathroom complete with built-in coats' storage. There is a walk in closet and dual aspect living room with feature fire place. To the ground floor there is a sitting room open plan to the dining room with exposed brick walls and French doors onto the garden. This wonderful space leads to the utility room and inner hallway with storage and access to the double garage. The kitchen/breakfast





Approximate Gross Internal Area
 Ground Floor = 109.6 sq m / 1180 sq ft
 (Including Double Garage)
 First Floor = 74 sq m / 796 sq ft
 Second Floor = 68.7 sq m / 739 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 264.3 sq m / 2844 sq ft



Reading Road

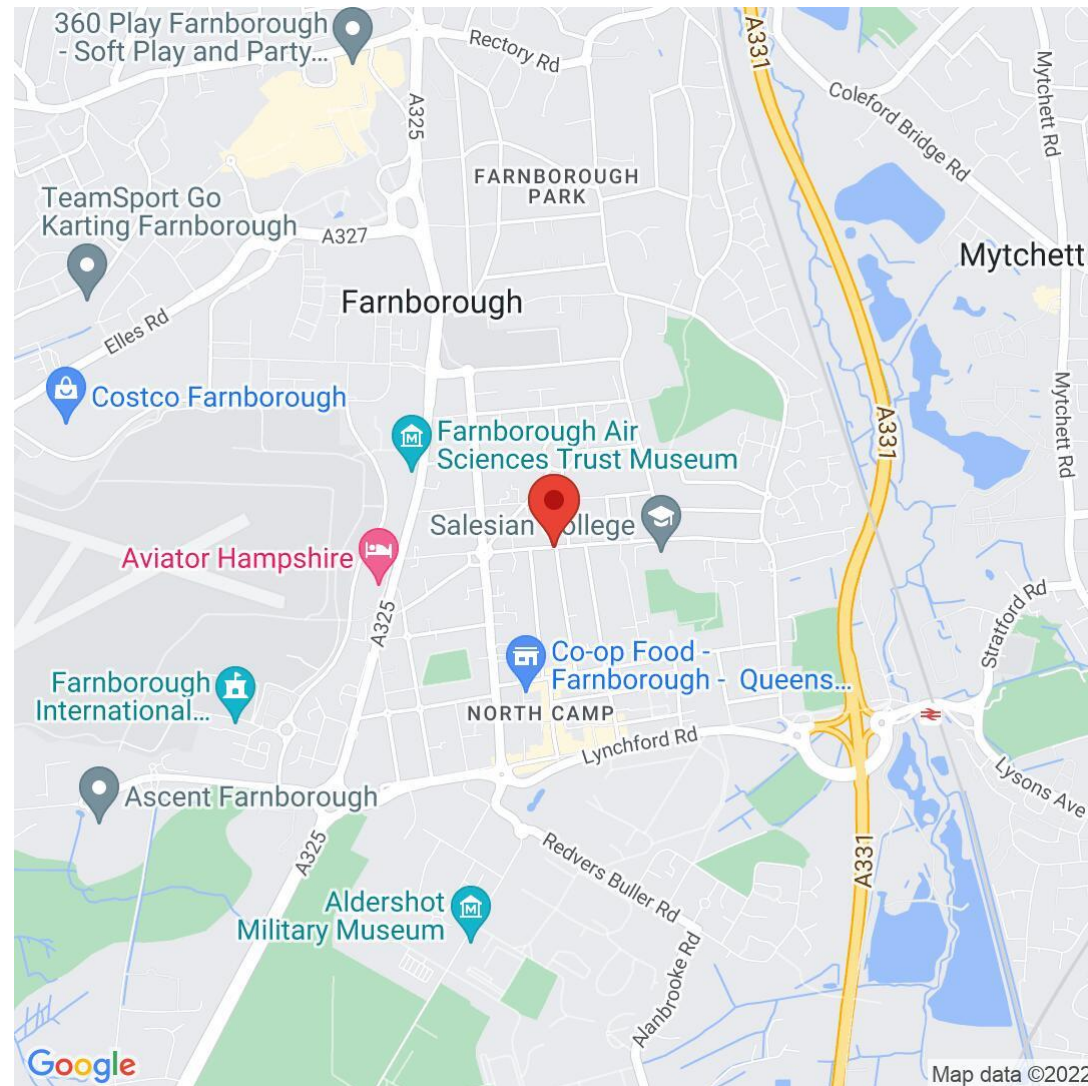
Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID890538)

Osbornes Estate Agents

38a Camp Road, Farnborough, Hampshire, GU14

01252 370707 | info@osbornesestateagents.co.uk | www.osbornesestateagents.co.uk

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property 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 and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		71
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	