



ROTTEN ROW, TUTTS CLUMP, BERKSHIRE, RG7 6LQ
GUIDE PRICE £1,350,000 FREEHOLD

A DELIGHTFUL FIVE BEDROOM COUNTRY
RESIDENCE IN AN IDYLIC SETTING YET CLOSE
TO LOCAL AMENITIES AND TRANSPORT LINKS

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DESCRIPTION:

Four Ways is a beautifully restored detached period home that has undergone an extensive and meticulous renovation to an exceptionally high standard by its current owners. Years of careful work have brought out the property's original character and charm, while making it a highly practical, modern family home for today. Key improvements include reconfigured room layouts, removal of uneven floor levels, the installation of underfloor heating, and the replacement of all windows and doors.

The heart of the home is the impressive kitchen, which features a large central island with a traditional butler sink, bespoke country-style cabinetry with chunky wooden worktops, space for an American fridge/freezer, and a range cooker. A charming mantle and French doors provide access to the garden, while a stable door offers another convenient exit. Beyond the kitchen is a cozy dining room, which boasts a historic fireplace and a wood burner, creating a warm and inviting space.

The expansive drawing room, measuring nearly 400 sq. ft, has elegant wooden floors and an inglenook fireplace. It's filled with natural light, thanks to a combination of front and rear-facing windows, plus a set of double doors that open to the garden. Adjacent to the drawing room is a further reception area, currently used as a family room or snug. This room benefits from a modern, connected bathroom with a shower, making it suitable as a ground-floor bedroom if needed. Alternatively, it could serve as an ideal office space. Also accessible from the kitchen is a well-appointed utility room, complete with a guest WC.

A new staircase leads to a charming wooden-panelled landing on the first floor and four spacious double bedrooms, all with high ceilings and plenty of natural light. The principal bedroom features built-in wardrobes, a shower en-suite, and a stunning window seat with views over the rolling countryside. The remaining three bedrooms share a spacious family bathroom, which includes double sinks, a roll-top bath, and a separate shower.

The property is set behind gates in beautifully landscaped grounds, featuring a winding shingle driveway leading up to the house and a newly built, detached timber-clad double garage with storage above and potential to create additional living space subject to planning. The main garden is laid to lawn, with mature hedging providing privacy, planted flower beds, and a wooden gazebo. A west-facing paved terrace links the kitchen to the drawing room, offering a wonderful space for outdoor entertaining. At the front of the property, tiered planted beds with a variety of shrubs frame a paved path that winds around the house.

AT A GLANCE

- 5/6 Bedroom Detached Family Residence
- Picturesque Village Location in an AONB
- Renovated Throughout to an Impeccable Standard
- Three Bathrooms
- Two/Three Reception Rooms
- Glorious Gardens and Country Views
- Detached Double Garage With Scope to Develop



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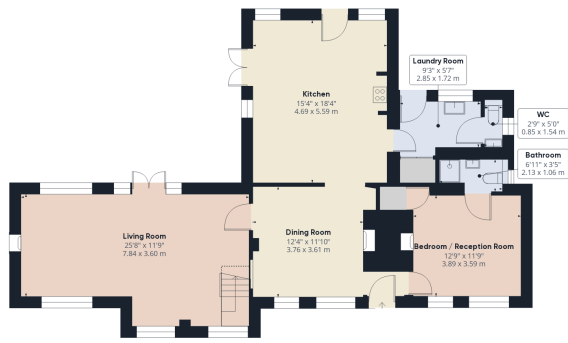
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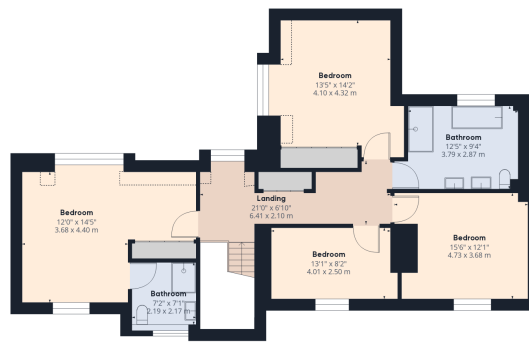
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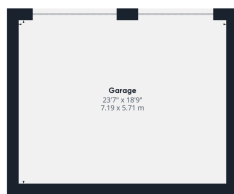




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2577.73 ft²
239.48 m²

Reduced headroom

38.67 ft²
3.59 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

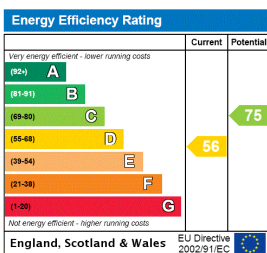
Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G



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