



1 Burghfield Bridge

Burghfield

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully appointed four-bedroom detached family home, set on a peaceful residential cul-de-sac

An attractive detached family home with generous, airy accommodation and flexible reception rooms, set in a sought-after position between Burghfield and the Reading suburb of Calcot. There are local transport within easy reach, while the property is also close to the River Kennet and the picturesque network of lakes just south of Reading.



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



0.29 ACRES



FREEHOLD



VILLAGE



2,823 SQ FT



**GUIDE PRICE
£1,100,000**

The property

1 Burghfield Bridge is a well-presented, comfortable family home with four bedrooms and almost 3,000 square feet of flexible living space arranged across two floors.

The property features three airy reception rooms on the ground floor, including the generous drawing room with its fireplace and triple aspect, which welcomes plenty of natural light throughout the day. There is also a formal dining room with French doors opening onto the garden, while double doors connect the dining room to the open-plan kitchen and breakfast room across the back of the house. There is extensive kitchen storage in fitted farmhouse-style units, as well as a central island with a breakfast bar for informal dining. The kitchen also has wooden worktops, a range cooker and an integrated double oven. Adjoining the kitchen, the utility room provides further space for home storage and appliances.

Additionally, the ground floor has a family room in which to relax as, while upstairs there are four

well-presented double bedrooms. These include the large, luxury principal bedroom with its built-in wardrobes, dressing room and en suite bathroom, which has a bathtub and a separate walk-in shower. There are three further bedrooms, each of which benefit from built-in wardrobes. The family bathroom is also located on the first floor, with its freestanding bathtub and separate shower unit.



Outside

The property is set on a peaceful residential cul-de-sac, with the driveway at the front providing plenty of parking space and access to the detached double garage for further parking or home storage and workshop space. The front garden on either side of the driveway has well-maintained box hedging and raised beds with various shrubs, while at the rear, the private garden includes patio across the back of the house, with an area of lawn bordered by hedgerows and established shrubs, and a safari-style gazebo for al fresco dining. A second area of enclosed garden extends to the side of the house, where there is an additional lawn, a wooden climbing frame, a storage shed and a summer house.

Location

The property is set in the conveniently located village of Burghfield, within easy reach of beautiful countryside yet moments from local transport connections. The village has a primary school and a local pub, while everyday amenities can be found in neighbouring Burghfield Common, which has several shops and cafés, and both primary and secondary schooling, or in Mortimer Common, which has a choice of shops, a pharmacy, a library and an infant and junior school. The bustling university town of Reading is just five miles away, with its excellent selection of shops, supermarkets and leisure facilities, as well as an excellent choice of both state and independent schooling. The M4 is within three miles, providing access towards London and the M25, and the west country, while Reading's mainline station provides fast and regular services to London Paddington (28 minutes). Additionally, Theale station provides services to London Paddington (40 minutes).



Distances

- Burghfield Common 3.1 miles
- Reading town centre 3.1 miles
- Theale 3.9 miles
- Mortimer Common 5.2 miles
- Pangbourne 8.2 miles

Nearby Stations

- Reading
- Theale

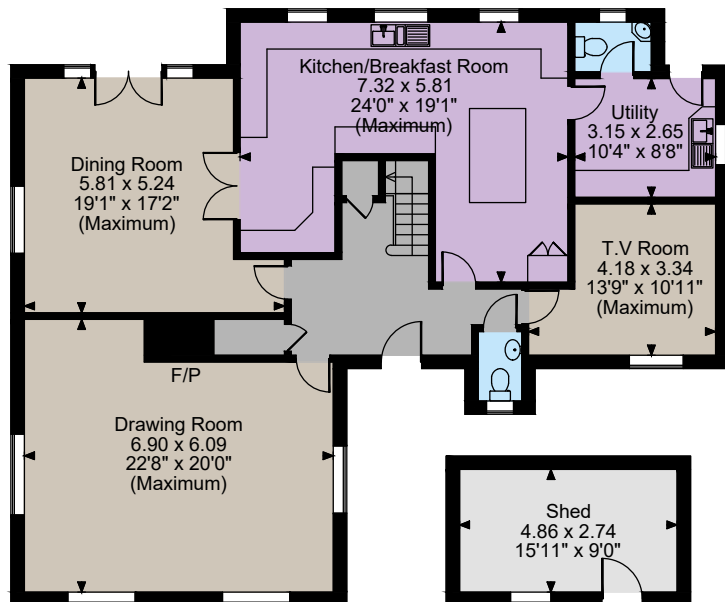
Key Locations

- The Oracle
- Wokefield Common Nature Reserve
- Theale Lakes
- North Wessex Downs National Landscape

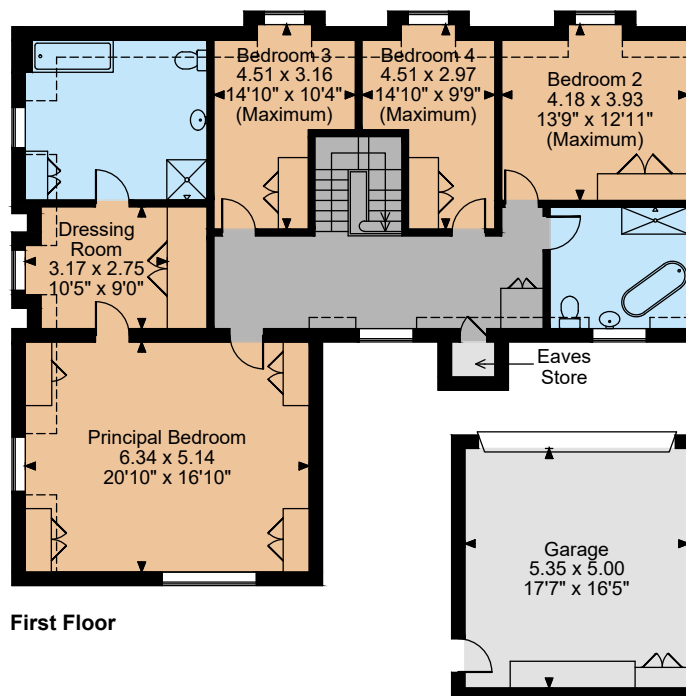
Nearby Schools

- The Willink School
- Burghfield St Mary's C.E. Primary School
- Sulhamstead and Ufton Nervet School
- Mortimer St. John's C.E. Infant School
- Mortimer St Mary's C.E. Junior School
- Grazeley Parochial Church of England
- Padworth College
- Theale Green School





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,823 sq ft (262 sq m)

Garage internal area 288 sq ft (27 sq m)

Shed internal area 143 sq ft (13 sq m)

Total internal area 3,254 sq ft (302 sq m)

For identification purposes only.

Directions

RG30 3XL

what3words: ///summer.hill.elder - brings you to the driveway

General

Local Authority: West Berkshire

Services: Mains water, electric, gas and private drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

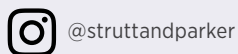
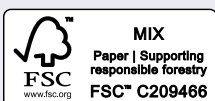
Pangbourne

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