



The Lavender House, Cock Lane, Bradfield Southend

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The Lavender House, Cock Lane, Bradfield Southend, RG7 6HR

A detached, modern, four double bedroom house with double garage and sizeable rear garden within a village setting

Theale mainline station 3.7 miles, Pangbourne station 6.4 miles, M4 (Jct 12) 4.2 miles, Reading town centre 8.5 miles, Newbury 9.7 miles, Heathrow Airport 34 miles

Sitting room | Study | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with dressing room & en suite bathroom | 3 Further bedrooms | Family bathroom | Double garage Gardens | EPC rating E

The property

Built in 1996, The Lavender House is a comfortable, modern, family home offering 2 000 sq. ft of well-laid out accommodation arranged over two floors and with a generous garden.

The ground floor has a wide entrance hallway leading to three reception rooms. The largest being a nearly 300 sq ft sitting room with a dual aspect, feature brick fireplace and open fire and double doors through to a formal dining room. The well-proportioned dining room has a door out into the rear garden and is connected to the kitchen. The modern kitchen has been upgraded in the past couple of years with sleek base and wall units, glass splashback, electric range cooker and induction hob. A utility room is accessed via the kitchen and has external side access. In addition to a downstairs guest toilet, there is a final flexible reception room which has had various uses for the current owners whether a playroom, study or television room and also has double doors leading outside.

Upstairs there is a galleried landing with four double bedrooms. Each bedroom has in-built wardrobe storage and the principal is not only very spacious but has a walk-through dressing area leading to an en-suite containing a bath with overhead shower. The large family bathroom serves the remaining three bedrooms and has a bath and separate shower cubicle.

Outside

The rear garden is a generous size and laid mostly to lawn with some specimen trees, a paved terrace and backs onto a strip of woodland providing great privacy. A further west facing, paved terrace area exits down one side of the house where there's a garden shed. To the front is a block-paved driveway with manual timber gate and separate pedestrian gate providing access to the attached double garage which also has internal access from the downstairs hallway.

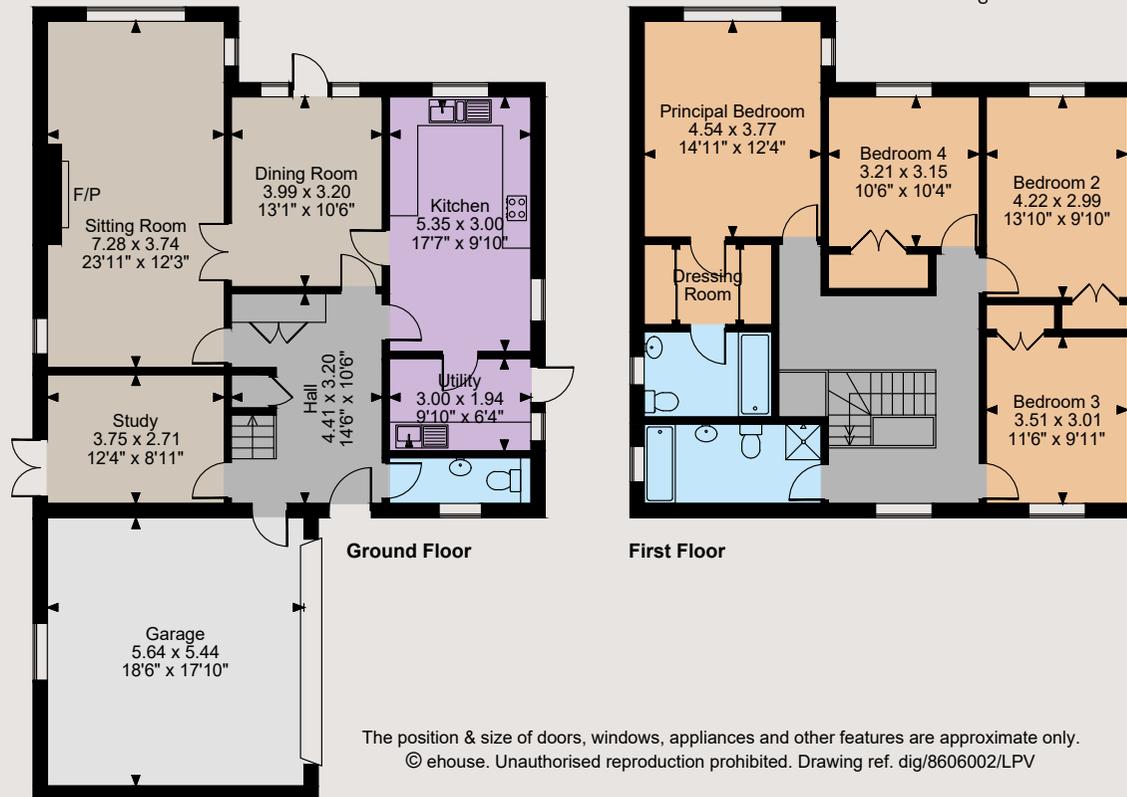
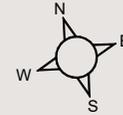
Location

The property is in the small village of Bradfield Southend, 9 miles west of Reading, surrounded by the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty. The village provides a good variety of everyday amenities, including village store, local pub/brasserie, cricket club, pre-school and CE primary school. The nearby independent schools include Bradfield College, St Andrews, Brockhurst & Marlston, Elstree, and Pangbourne College. Great sports facilities (pool, gym, LTA tennis centre, horse-riding, dinghy sailing) and supermarkets are within a few minutes drive/cycle. Reading & Newbury provide for any additional requirements, including a wide choice of other leisure facilities and further excellent shopping opportunities. The nearest railway station is at Theale, 3.7 miles away, with direct services to London Paddington via Reading. Pangbourne station is a fallback at 6.4 miles away, with junction 12 of the M4 just 4.2 miles away and Heathrow Airport at only 34 miles.





The Lavender House, Cock Lane, Bradfield Southend N
 Main House internal area 2,001 sq ft (186 sq m)
 Garage internal area 330 sq ft (31 sq m)
 Total internal area 2,331 sq ft (217 sq m)



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

What3Words///audibly.driftwood.harmlessly brings you to the property's driveway

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.

Oil-fired central heating

Council Tax: Band G

Tenure: Freehold

Guide Price: £945,000

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

Newbury

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