# 3 Goddard Drive, Midgham, West Berkshire

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**1,669 sq ft (155 sq m) | Freehold**
**4 bedrooms | 2 reception rooms**
**Double garage | Quiet cul-de-sac location**
**Renovated to a high standard throughout**

**Guide price £895,000**

# A stylish, immaculately presented 4-bedroom detached house in a quiet and well-connected location

3 Goddard Drive is an extended and beautifully presented family home that has been meticulously upgraded and enhanced throughout, offering stylish and spacious accommodation ideally suited to modern family living.

The welcoming entrance hall features attractive wooden flooring and provides access to a contemporary ground floor cloakroom, fitted with a modern suite, tiled flooring and partially tiled walls. The hallway opens into a superb open-plan living and dining area, where the wooden flooring continues seamlessly throughout. This impressive space benefits from a wood-burning stove, bespoke fitted media units and bi-fold doors opening onto the rear terrace, creating an ideal environment for both everyday living and entertaining.

The kitchen is fitted with underfloor heating and features an elegant range of dual-toned wall and base units, complemented by solid stone work surfaces and a selection of high-quality integrated appliances. Beyond the kitchen is a practical utility room, offering additional storage, a secondary sink, and space for both a washing machine and tumble dryer, together with internal access to the double garage and a convenient side entrance.

A stylish wooden staircase with glazed balustrading leads to the first floor accommodation, comprising four bedrooms. The principal bedroom and bedroom two both benefit from fitted storage, while bedroom four is a single room that would also make an ideal home office or study. The family bathroom is particularly generous in size, having been created by combining the original family bathroom and en-suite shower room, although this arrangement could be reinstated if desired. The luxurious bathroom is fitted with underfloor heating and features a freestanding bath, separate shower enclosure, and coordinating wall and floor tiling.

Externally, the property is approached via a block-paved driveway providing parking for up to three vehicles in front of the double garage, alongside a lawned frontage with mature trees. Gated side access leads to the rear garden, which has been professionally landscaped and is predominantly laid to lawn, complemented by tiered patio terraces and seating areas. The boundaries are enclosed by mature planting and timber fencing, providing an attractive degree of privacy. In addition, a gravelled area to the side of the property offers discreet storage space and includes a timber garden shed.

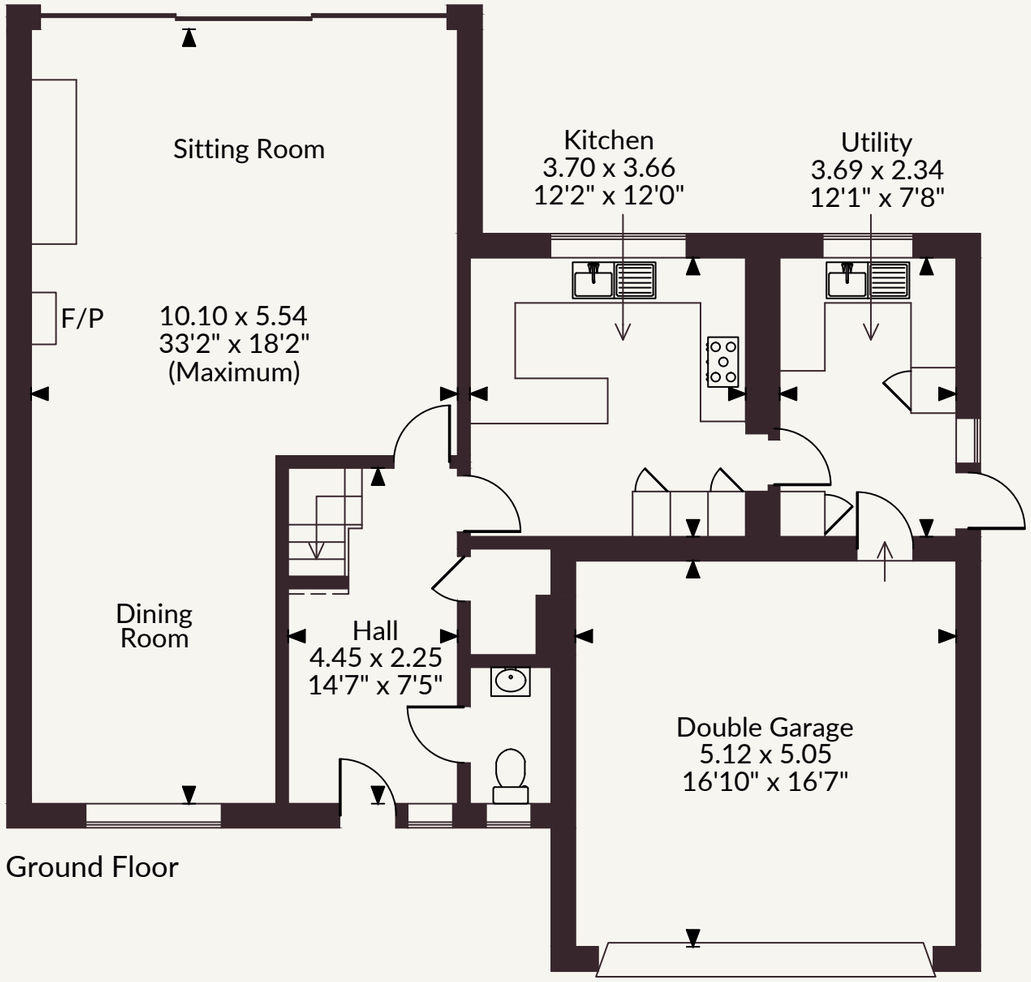
**Location**

Midgham is a lovely small village extending from the Kennet & Avon canal in the north across old water meadows and into rolling farmland and woods, which benefits from its own parish church and village hall. The neighbouring village of Woolhampton offers a good range of day-to-day amenities including a village store, public house, popular primary school and the independent Elstree School. The nearby village of Bucklebury also offers a good selection of day-to-day independent shopping, while Newbury and Reading provides a more comprehensive range of amenities including shops, restaurants, theatres and sporting facilities. Communications links are excellent, with easy access to the M4 and Midgham station offering regular trains to central London in around an hour. The area offers a wide range of state schooling including Woolhampton CE Primary School and Kennet School (rated Outstanding by Ofsted) together with a good selection of noteworthy independent schools including Elstree, Alder Bridge, The Cedars, Padworth College, Bradfield College and Downe House.

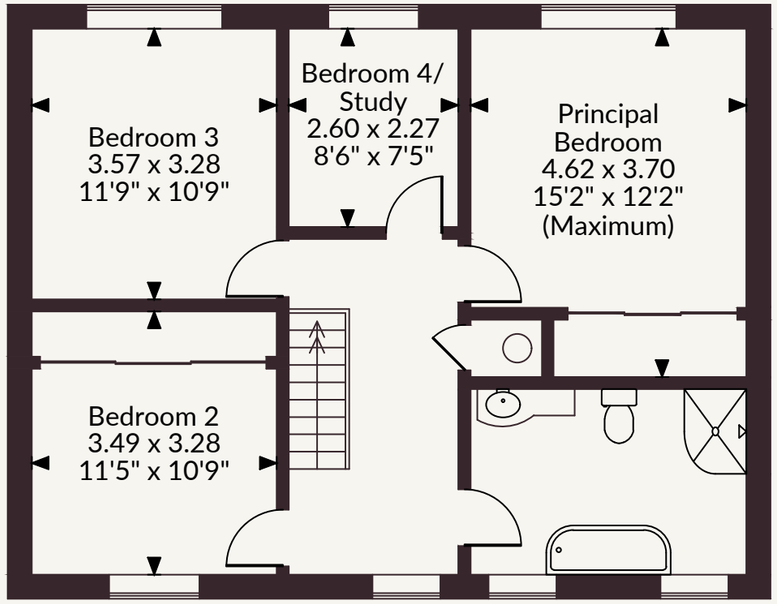
**General**

Local Authority: West Berkshire District Council
Services: Mains services electricity, water and drainage. A water softener has been installed. Oil fired central heating. Solar panels and EV charging point.
Council Tax: Band G
EPC Rating: D
Superfast broadband available, currently provided by Gigaclear
Mobile and Broadband checker: Information can be found here
https://checker.ofcom.org.uk/en-gb/

Goddard Drive, Midgham, Reading
Main House internal area 155 sq m (1,669 sq ft)
Double Garage internal area 26 sq m (278 sq ft)
Total internal area 181 sq m (1,947 sq ft)




Ground Floor




First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⌐¬⌐¬ Denotes restricted head height
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