



Speen House

Southend Road, Bradfield Southend

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive four bedroom detached property with spectacular countryside views located near local amenities

A well-presented modern double fronted family home, sensitively extended by the current owners to provide a generously-proportioned living and entertaining environment maximising the stunning views over neighbouring countryside. It is in a sought-after village near to further local village and town centre amenities, the road network and the station.



5 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



2,327 SQ FT



**GUIDE PRICE
£1,125,000**



The property

Speen House is an attractive modern double fronted family home constructed of red brick, sensitively extended by the current owners to provide more than 2,300 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space featuring a wealth of wooden flooring across the ground floor and maximising the stunning views over neighbouring countryside, the accommodation flows from a welcoming reception hall with useful storage and cloakroom. It comprises a large triple aspect drawing room with feature exposed brick open fireplace and French doors to the rear terrace and two well-proportioned study rooms, one with a feature angled wall incorporating a door to the integral double garage. The ground floor accommodation is completed by an inter-connecting suite of rooms providing a kitchen with a range of wall and base units including a central island, breakfast bar, modern integrated appliances, and a door to the side aspect and a useful fitted utility room. The kitchen opens into a generous dining room which in turn opens into a

spacious David Salisbury orangery with a large vaulted sky lantern and full-height glazing incorporating doors to the garden and to the rear terrace.

The generous first floor landing with useful storage gives access to a spacious L-shaped triple aspect principal bedroom with built-in storage, fitted dressing room and en suite bathroom. Further is a guest bedroom suite with double bedroom with fitted storage and dedicated neighbouring shower room, two further double bedrooms and a family bathroom.



Outside

Located on an attractive tree-lined road and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to the integral double garage, the driveway flanked by an area of level lawn bordered by mature flowerbeds and with a pedestrian gate to the side aspect and the kitchen door. The well-maintained garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature hedging and features numerous seating areas, a vegetable garden with raised beds and an extensive raised paved terrace accessible from the drawing room and orangery, ideal for entertaining and al fresco dining.

Located between the major towns of Newbury and Reading, Bradfield Southend village has a primary school, village store, Post Office, gastro pub and recreation ground with local cricket club. The adjacent village of Beenham has its own church, pub and a further primary school. Comprehensive village facilities are available in Upper Bucklebury and Theale, the latter also providing a commuter train to London Paddington. The area offers a variety of recreational activities including golf courses, and the surrounding countryside is renowned for its walks and rides. More extensive shopping, service and leisure amenities are available in Thatcham, Pangbourne, Newbury and Reading. Communications links are excellent: the M4 gives access to the motorway network and London, and Aldermaston station (3.6 miles) offers regular trains to London Paddington (52 minutes).



Location

Distances

- Beenham 1.8 miles
- Upper Bucklebury 3.4 miles
- Theale 4.4 miles
- Thatcham 5.8 miles
- Pangbourne 5.8 miles
- Newbury 8.9 miles
- Reading 9.0 miles
- Central London 50.1 miles

Nearby Stations

- Aldermaston
- Pangbourne
- Theale

Key Locations

- Highclere Castle
- Donnington Castle
- Basildon Park
- Beale Wildlife Park
- The Living Rainforest

Nearby Schools

- Bradfield College
- Elstree
- St Andrews
- Pangbourne College





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

Main House internal area 2,327 sq ft (216 sq m)
 Garage internal area 320 sq ft (30 sq m)
 Total internal area 2,647 sq ft (246 sq m)
 For identification purposes only.

Directions

RG7 6ER

what3words: ///washroom.footsteps.rely - brings you to the driveway

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.
 Oil-fired central heating.

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

Council Tax: Band G

EPC Rating: D

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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