



Cedar Creek










Southend Road, Bradfield Southend

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Spacious family home with expansive interiors and a private setting in a desirable village location

The property is nestled in the picturesque village of Bradfield Southend and offers the perfect blend of rural tranquillity and modern convenience. Surrounded by open countryside, yet within easy reach of Reading, Aldermaston station, and local amenities, it provides an idyllic family home setting with versatile living spaces and beautiful outdoor areas.

 2 RECEPTION ROOMS	 5 BEDROOMS	 4 BATHROOMS
 PRIVATE PARKING	 0.32 ACRES	 FREEHOLD
 VILLAGE	 1,824 SQ FT	 ASKING PRICE £875,000



The property

Cedar Creek offers nearly 2,000 sq. ft of well-designed living space spread across two bright and airy floors. While it could use some cosmetic updates, the property offers great potential to become a family-friendly home with spacious open-plan areas.

The accommodation flows from a central reception hall, which provides access to all ground-floor rooms. At its heart is an impressive open-plan kitchen and family/dining area, designed as a versatile space for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of cabinetry and work surfaces, complemented by skylights that flood the space with natural light, and offers direct access to the generous integral garage and utility room. At the rear, the drawing room serves as a spacious reception area, with a window and French doors opening onto the terrace and garden, creating a seamless indoor-outdoor connection. Adjacent to the drawing room, a bedroom benefits from ample built-in storage and views of the surrounding countryside, while a neighbouring room provides versatility as a further

bedroom, guest room, or study. The ground floor is completed by a front-facing en suite bedroom with a walk-through storage area, alongside a spacious family bathroom, ensuring a practical layout for modern living.

On the first floor, the principal bedroom features a walk-in wardrobe, eaves storage, and an en suite shower room. A further large double bedroom benefits from eaves storage, an en suite shower room, and skylights that flood the space with natural light, enhancing the sense of openness.

Outside

The property is approached via gated access onto a wide driveway, providing ample parking and leading to the integral garage. The frontage is framed by established hedging and planting, offering privacy and an attractive approach. At the rear, a raised terrace adjoins the house, leading down to extensive decked areas for outdoor dining and leisure. Beyond lies a generous lawn, bordered by mature trees and shrubs that provide year-round colour and seclusion.



A detached summer house at the far end offers versatile space for hobbies, a home office, or a quiet retreat, with views over open countryside enhancing the sense of space and tranquillity.

Location

Bradfield Southend is a sought-after village in West Berkshire, nestled within the picturesque Pang Valley and surrounded by open countryside. Everyday amenities are available in the neighbouring villages, while the larger centres of Reading and Newbury offer comprehensive shopping, leisure, and cultural facilities. The area is well-connected, with the M4 and A4 nearby providing access to London, the Thames Valley, and the West Country. Mainline rail services to London Paddington are available from Aldermaston, Midgham, and Theale, with connections also available at Reading for the Elizabeth Line. Heathrow Airport is approximately an hour's drive away.



Distances

- Beenham 2.3 miles
- Upper Bucklebury 3.6 miles
- Theale 4.0 miles
- Pangbourne 5.7 miles
- Thatcham 5.8 miles

Nearby Stations

- Aldermaston
- Midgham
- Theale
- Pangbourne

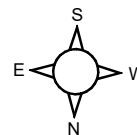
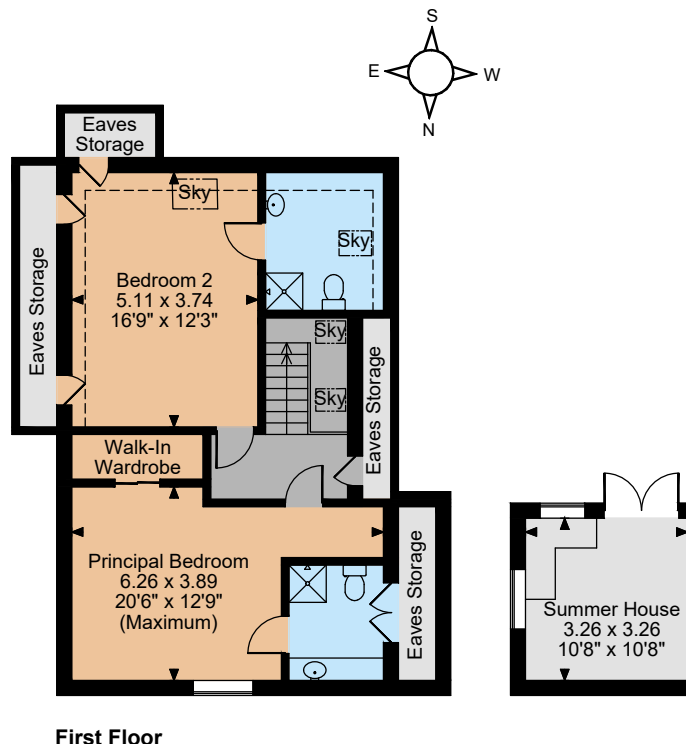
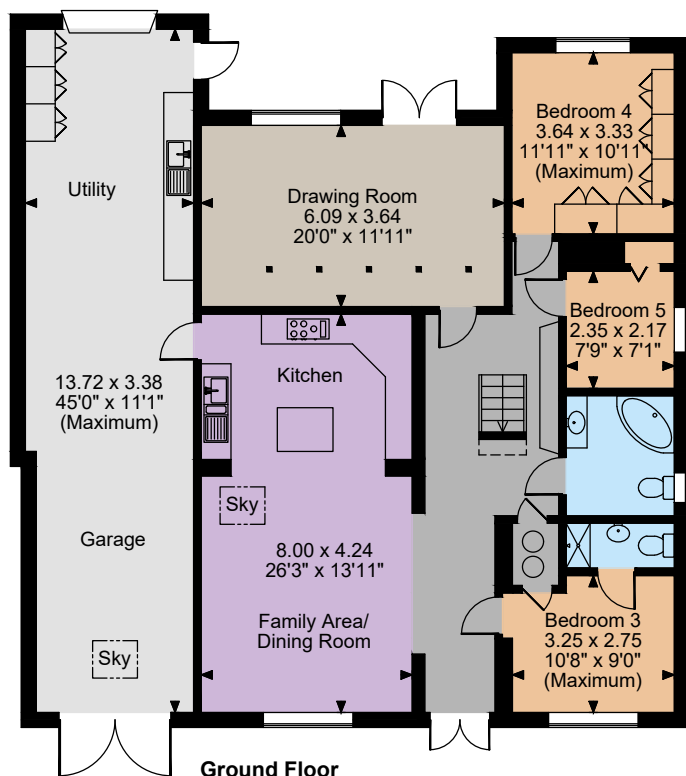
Key Locations

- The Bladebone Inn, Chapel Row
- TBlackbird Cafe, Chapel Row
- Englefield Estate
- Bucklebury Common
- Highclere Castle
- Donnington Castle
- Basildon Park
- Beale Wildlife Park
- Bradfield College Sports Complex

Nearby Schools

- Bradfield College
- Elstree
- St Andrews
- Padworth College
- Bradfield Primary C.E. school (Ofsted rated Good)





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 1,824 sq. ft (169 sq. m)

Garage internal area 487 sq. ft (45 sq. m)

Summer House internal area 114 sq. ft (11 sq. m)

Total internal area 2,425 sq. ft (225 sq. m)

For identification purposes only.

Directions

RG7 6EP

what3words: ///collision.formally.imprints - brings you to the driveway

General

Local Authority: West Berkshire

Services: Mains water, drainage, electricity and central heating

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

Council Tax: Band E

EPC Rating: D

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

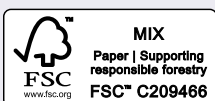
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