

Heathlands

The Hatch, Burghfield



**STRUTT
& PARKER**
BNP PARIBAS GROUP

An impressive, modern and stylish, five bedroom home with swimming pool, gym, double garage and private driveway

Offering, in total, over 4,000 sq ft of living space, the current owners have invested significantly in Heathlands, inside and out, so that it now presents as an extremely practical, modern and spacious family home. Located in a pretty village with two pubs and moments from the rail and motorway network.



**4 RECEPTION
ROOMS**



5 BEDROOMS



3 BATHROOMS



**DRIVEWAY
& DOUBLE
GARAGE**



0.54 ACRES



FREEHOLD



VILLAGE



**4.091 SQ FT
(TOTAL)**



£1,500,000



The property

Originally built in the 1980's, Heathlands has been meticulously modernised and beautifully extended at the rear to create a modern, stylish and spacious family home with a wide footprint across two floors.

The heart of this home is most certainly its impressive, open plan kitchen, living and dining, made possible by a sizeable, more recent rear extension. It benefits from wide bi-fold doors across the entire rear section out to the garden, with the feeling of light and space only further enhanced with multiple floor to ceiling windows and a huge roof lantern. The kitchen itself is a sleek, design with clean lines containing an imposing 5-metre-long central island with breakfast bar seating and an induction cooker at its centre. The tall, floor to ceiling units, have fold-away doors, revealing a hot drinks, prep station, numerous drawers, and a sink, either side of double ovens, a steamer and microwave. A dream for any keen cook and designed so that unit doors can be closed to shut things away, maintaining that sleek image when hosting. There is a large but cosy feeling drawing room with a bay-window and a

striking brick built fireplace complete with log-burning stove. Off the kitchen is a semi open-plan room which currently operates as a study. There is then a back corridor with secondary external access from the front drive which leads to a 250 sq ft games room as well as a long utility with door to the rear garden and finally a wet-room and toilet. It would appear that before the current ownership, this end of the house might have been used as an independent studio annexe, so could easily do so again if required.

Upstairs are five bedrooms of which two have en-suites and a family bathroom with a bath tub and separate shower serves the remaining three. The grand, principal bedroom measures over 380 sq ft, has a Juliet balcony overlooking the rear garden, a modern en-suite and a long walk-in wardrobe.



Outside

Set back from the road behind tall hedging offering a high degree of privacy, the house is approached through electric gates with brick pillars and onto a large gravel driveway providing parking and easy manoeuvring space for numerous vehicles. To the far side of the driveway sits a detached brick double garage with electric up and over doors. Connected to the garage is a gym which could also serve as an office. A secure side-gate provides access to a garden equipment and store shed.

A further prominent feature of this house is its long south facing, rear garden, laid mostly to lawn with mature hedging and trees running along both left and right boundaries, providing seclusion from neighbouring properties and backing onto farmland at the very bottom. This garden has been further enhanced with paved terracing for outdoor entertaining, a covered heated outdoor pool fitted with massage jets and a current machine for exercise and finally a superb pavillion that enjoys power for a

television, lighting, heating, and wind breakers to enjoy even in the colder months.

Location

The village of Burghfield has a primary school, a large, village green and two local pubs, including Burghfield Spices at The Hatchgate Inn which has recently been voted the best Indian in Berkshire. There are further shops and facilities such as a pharmacy, bakery, vets and a Tesco Express in neighbouring Burghfield Common. This is further bolstered by a wide variety of shopping and leisure facilities in nearby Reading. Theale train station provides fast and regular services to London Paddington and there is easy access to the M4 at either junctions 11 or 12. As well as a number of local state funded schools, there is also a high number of nearby independents, including Pangbourne College, Elstree, Cheam, Bradfield College, St. Andrews and Reading Blue Coats to name a few.



Distances

- Burghfield Common 1 mile
- Reading town centre 5 miles
- Pangbourne 7.2 miles
- Heathrow Airport 31 miles

Nearby Stations

- Theale 2.4 miles
- Mortimer 4 miles
- Reading 5.8 miles

Key Locations

- Basildon Park (National Trust)
- Mapledurham House
- Beale Wildlife Park
- Cobbs Farmshop
- The Living Rainforest
- Burghfield Sailing Club

Nearby Schools

- Burghfield Primary School
- Pangbourne College

- Reading Blue Coats
- Reading School (Grammar)
- Bradfield College
- St. Andrews's School
- Elstree School
- Queen Anne's School





Floorplans

House internal area 3,459 sq ft (321 sq m)
 Garages internal area 352 sq ft (33 sq m)
 Outbuilding Internal Area 805 sq ft (75 sq m)
 Total internal area 4,616 sq ft (429 sq m)
 For identification purposes only.

Directions

RG30 3TH

what3words: ///fallen.beside.empty - brings you to driveway

General

Local Authority: West Berkshire

Services: Mains electricity, gas, water and 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: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Pangbourne

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