



Mapleton Cottage, The Hatch, Burghfield Village

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Mapleton Cottage, The Hatch, Burghfield Village, RG30 3TH

A well-presented detached family home with a studio annexe on a nearly half acre plot within a village setting

Burghfield Common 1 mile, Theale mainline station 2.4 miles (40 minutes to London Paddington), M4 (Jct 12) 3.3 miles, Reading town centre 5 miles, Heathrow Airport 30 miles

Drawing room | Family area | Dining area  
Kitchen | Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms  
Family bathroom | Double garage | Garden office | Garden | EPC rating C | 0.44 acres  
Gigaclear connection point by driveway

## The property

Significantly extended in 2009, Mapleton Cottage offers more than 2 200 sq. ft of attractive accommodation arranged over two, well-laid out floors.

The ground floor features a spacious drawing room with a feature fireplace and triple aspect, including sliding glass doors opening onto the rear garden. The main living and entertaining space is the 35ft, open-plan family area, dining area and kitchen towards the rear, with its south-facing French doors and bi-folds, wooden flooring and fireplace fitted with a logburner. The kitchen itself has Shaker-style fitted units to base and wall level, a split butler sink and integrated appliances. The adjoining utility room is generous in size with room for white goods and also doubles as a boot room with secondary external access.

Upstairs there are four well-presented double bedrooms and two bathrooms. The principal bedroom benefits from an en-suite bathroom and is pretty vast at 320 sq ft with tall windows providing lovely views across the garden and to trees and agricultural fields directly behind.

There is also a great deal of storage with a whole bank of fitted wardrobes and numerous drawers built around a charming window seat. The remaining three double bedrooms are served by a sizeable family bathroom which contains a bathtub and separate shower.

## Outside

The south facing rear garden is level and laid mostly to lawn and paved terrace with a number of planted beds and mature trees, including an array of fruiting trees such as Medlar, Pear, apple, plum, fig and cherry. The garden benefits from a greenhouse and vegetable garden with installed water supply. The bottom of the garden is bounded by an open, agricultural field, with views of the village green. To the front of the house, there are manicured lawns and high hedging for privacy with a smart gravel pathway leading up to the front door. The shingle driveway accommodates parking for numerous vehicles as well as providing access to a modern double garage. Above the garage is a very smart and well-designed studio annexe which the current owners have used as a very comfortable home office which enjoys an attractive aspect over the garden. It's accessed via external wooden steps, complete with a small balcony from the garden.

## Location

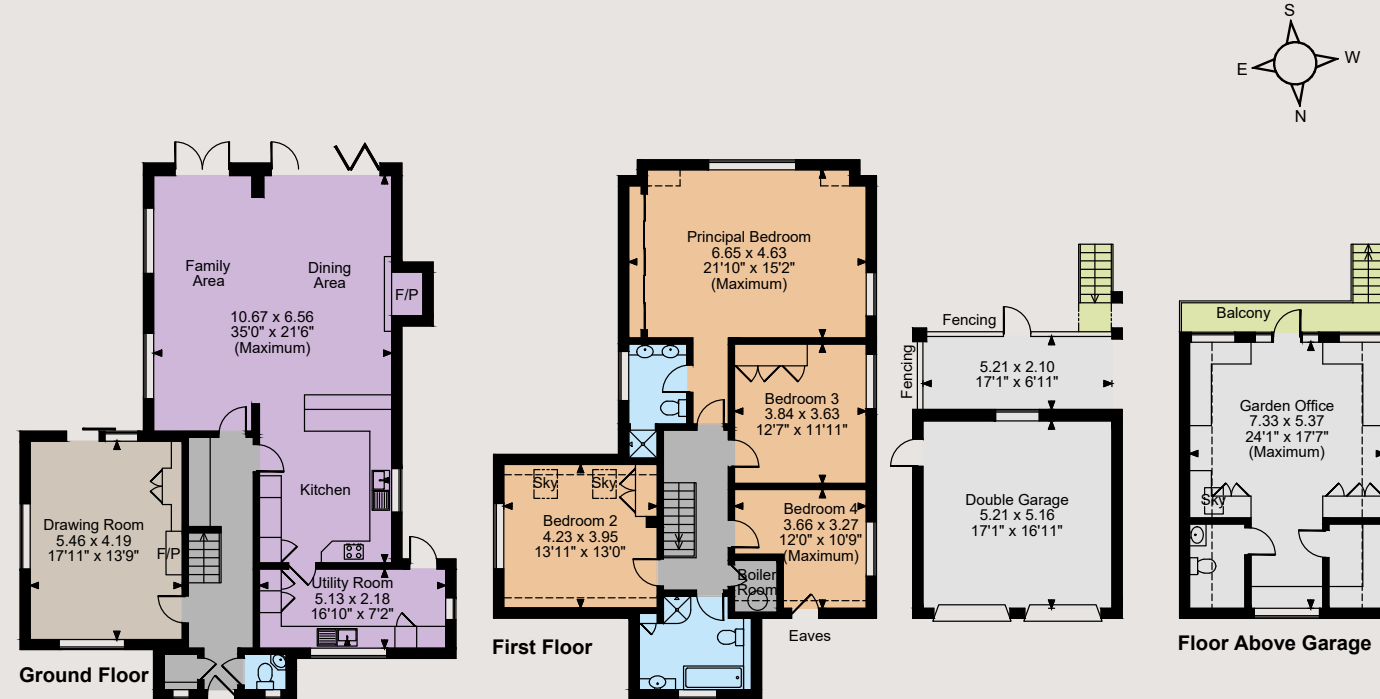
The village of Burghfield has a primary school, a large, village green and two local pubs, including Burghfield Spices at The Hatchgate Inn which has recently been voted the best Indian in Berkshire. There are further shops and facilities such as a pharmacy, bakery, vets and a Tesco Express in neighbouring 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.







Mapleton Cottage, The Hatch, Burghfield Village  
 Main House internal area 2,209 sq ft (205 sq m)  
 Garage internal area 289 sq ft (27 sq m)  
 Floor Above Garage internal area 327 sq ft (30 sq m)  
 Balcony external area = 66 sq ft (6 sq m)  
 Total internal area 2,825 sq ft (262 sq m)



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

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8627913/JLW

## Directions

What3Words///object.upgrading.laser brings you to the property's driveway

## General

**Local Authority:** West Berkshire Council  
**Services:** Mains electricity, gas, water and drainage

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,150,000

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

## Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

**0118 984 5757**

pangbourne@struttandparker.com  
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

