



West End House
Tutts Clump, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive detached family home with double garage and log cabin in a sought-after Berkshire location

A four bedroom Victorian period property featuring double glazed sash windows, original solid wood flooring alongside a stylish, modern kitchen. With a 0.74 acre plot, it is located within a quiet hamlet surrounded by rural walks and close to village amenities.



4 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.74 ACRES



FREEHOLD



VILLAGE LOCATION



2,379 SQ FT



**GUIDE PRICE
£1,350,000**



The property

West End House is an attractive detached period family home, sensitively modernised and extended by the current owners to provide almost 2,400 sq ft of light-filled flexible accommodation arranged over two floors.

The accommodation flows from a gable end porch with log store and a welcoming reception room with feature fireplace and bespoke shelving. It comprises a generous front aspect sitting room with window seating and a fireplace with woodburning stove flanked by bespoke storage and an inter-connecting part-panelled dining room with a bay window with window seating, bespoke storage and a door to a neighbouring family room with tiled flooring. The ground floor accommodation is completed by a spacious kitchen, thoughtfully extended by the current owners. It features a range of custom-built wall and base units, including a large central island with a bespoke breakfast bar, complemented by stylish work surfaces and splashbacks. Modern integrated appliances, including a wine chiller, enhance the space,

while French doors open to the side aspect. Large bi-fold doors open onto the rear terrace, while a vaulted sky lantern floods the space with natural light.

A door leads to an additional hallway with a useful fitted cloakroom, which connects to a well-appointed utility room with garden access, also accessible from the family room.

Stairs rise from the central inner hall to the first floor, which provides a dual aspect principal bedroom with en suite shower room and three further double bedrooms, one with feature fireplace, fitted storage and contemporary en suite shower room. A part wood-lined family bathroom with freestanding slipper bath and separate shower cubicle completes the facilities.



Outside

Set behind mature hedging the property is approached over a shingle driveway providing private parking and giving access to a detached double garage. The garage has approved planning permission to be extended and be re-built with a pitched studio room above. To the right of the house is a second private driveway for two vehicles. The generous enclosed garden to the rear of the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a detached Norwegian log cabin with French doors to the garden, a workshop, a high-end greenhouse and a generous paved terrace off the kitchen, ideal for entertaining and outdoor dining. The very bottom of the garden descends gently down to a wooded dell backing onto estate woodland which is securely fenced. An amazing and fun space for children.

Location

The property is in the small hamlet of Tutts Clump, close to the neighbouring villages of Bradfield, Bradfield Southend and Chapel Row. The village is surrounded by the stunning countryside of the Chiltern Hills Area of Outstanding Natural Beauty. Bradfield Southend has a village store with Post Office, village hall, recreation ground with floodlit tennis courts, cricket ground and pub. Chapel Row has a general store with Post Office, interior design shop, café, GP surgery and a gastropub. Pangbourne, Newbury and Reading provide more extensive shopping, service and recreational amenities. Bucklebury Farm & Deer Safari Park is close by and great for family days out. Communications links are excellent: the M4 (Jct. 12, 5.0 miles) gives excellent access to the West Country, London and its airports, Pangbourne, Midgham and Theale stations offer services to London Paddington via Reading.



Distances

- Bradfield Southend 0.9 mile
- Chapel Row 1.9 miles
- Bradfield 2.0 miles
- Pangbourne 5.6 miles
- Newbury 9.5 miles
- Reading 11.2 miles
- Central London 50.4 miles

Nearby Stations

- Pangbourne Station
- Theale Station
- Midgham Station

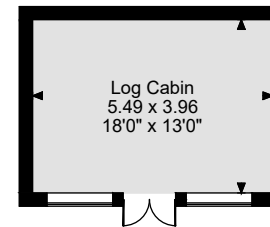
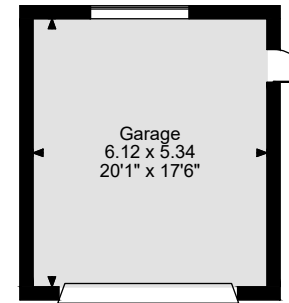
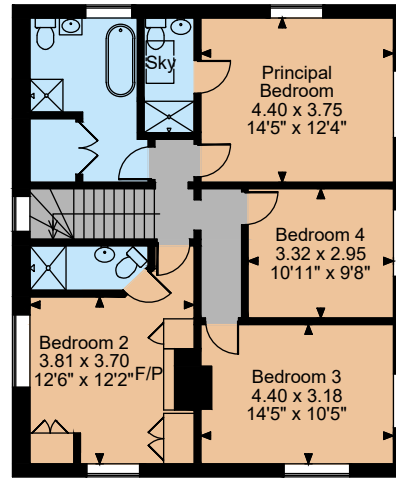
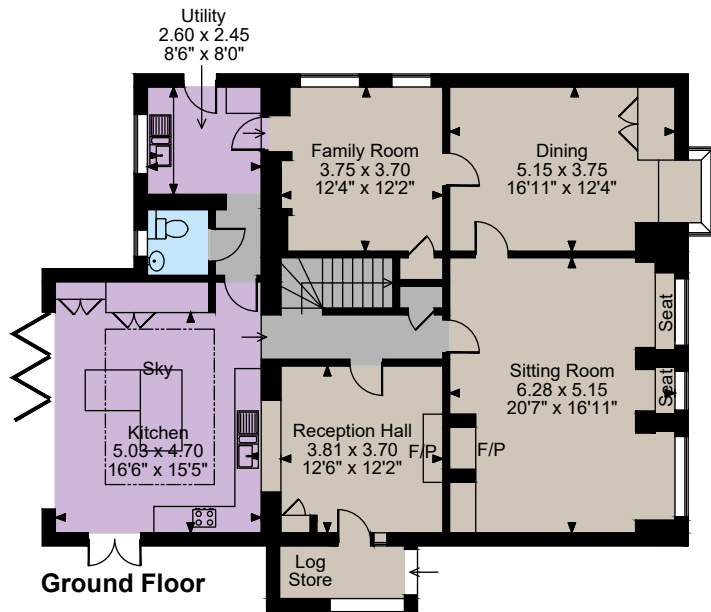
Key Locations

- West Berkshire Museum
- Basildon Park
- Beale Wildlife Park
- Silchester Roman City Walls and Amphitheatre
- The Living Rainforest
- Highclere Castle
- Mapledurham House and Watermill
- Wellington Country Park

Nearby Schools

- Bradfield College
- St Andrew's School
- Pangbourne College
- Elstree School
- Downe House School
- Bradfield C.E. primary school





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

Main House internal area 2,379 sq ft (221 sq m)

Garage internal area 352 sq ft (33 sq m)

Workshop/ Log cabin internal area 388 sq ft (36 sq m)

Total internal area 3,119 sq ft (290 sq m)

For identification purposes only.

Directions

RG7 6JU

what3words///edgy.warns.flippers - brings you to the driveway

General

Local Authority: West Berkshire District Council

Services: Mains electricity, 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: E

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

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

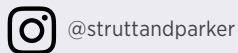
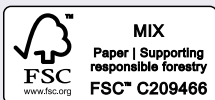
Pangbourne

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