



An impressive family home enjoying a high degree of privacy and forming part of a small select development in a semi-rural village setting. Located in the catchment area for Burghfield St Mary's primary school and access to countryside walks along the Kennet and Avon canal. Nearby there are local lakes providing sailing and fishing and a short walk finds the popular Cunning Man, a part-thatched public house. The well-appointed living accommodation is complimented by generous gated driveway with a sizeable lawned frontage, detached double garage and a private rear garden. The location has excellent transport links by both road and rail with M4 jct 11 & 12 nearby and railway stations located at Green Park, Mortimer and Theale within a short drive that provide access to Reading's mainline and the Elizabeth line. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.



- 4 Bedrooms, principal with en suite
- 22' Triple aspect living room with log stove
- 2 Further reception rooms
- 22' Kitchen-breakfast room; Utility
- Gated driveway with detached double garage
- No onward chain







Council tax band G

Council- West Berks

Additional information:

Parking
The property has a gated brick-paved driveway with parking for multiple vehicles and a detached double garage.

Part B
Property construction – Standard form
Services:
Gas – mains
Water – mains
Drainage – Water treatment centre with 10 years (approx) remaining of the 25 year warranty
Electricity – mains
Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C
It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

The private access road is jointly maintained by the four named houses in the close. Residents contribute for the costs of a gardener for the common parts and towards the upkeep of the gravel road.

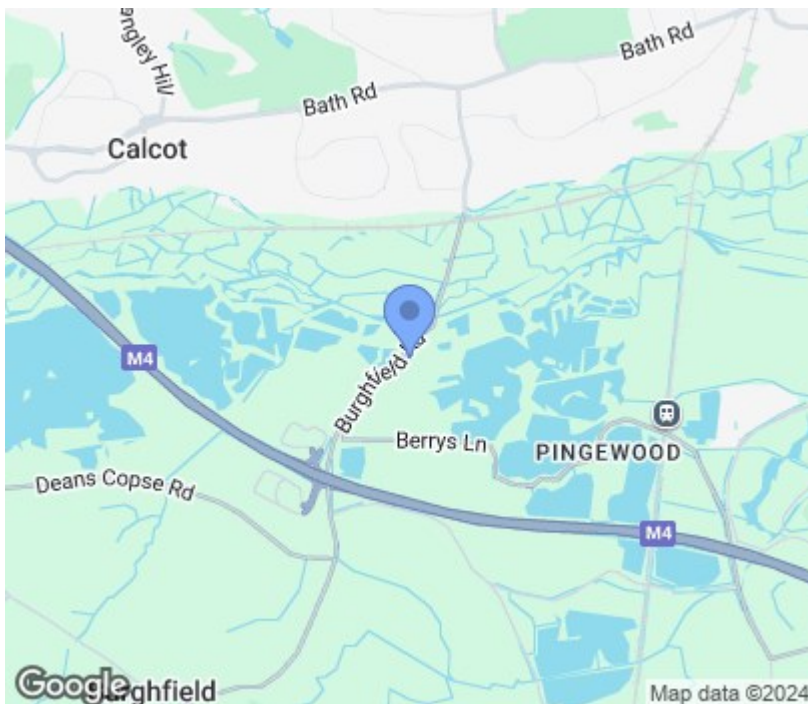
Garden
The lawned rear garden enjoys a high degree of privacy with mature conifers and hedgerows with shrub beds. A paved pathway skirts the rear of the house with an area of decking and there are pedestrian side gates at each side of the property. Tucked away behind an area of mature hedgerow is a summer house and there is also a useful timber storage shed located behind the garage number of conifers is a summerhouse/garden office.

Floorplan

Approximate Gross Internal Area 2300 sq ft – 214 sq m
 Ground Floor Area 1298 sq ft – 121 sq m
 First Floor Area 1002 sq ft – 93 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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