



Highfield • Bourne Road • Beenham • Berkshire

An impressive, 5 bedroom detached modern country house, set on high ground enjoying far-reaching views across rolling countryside. Spacious accommodation

Theale train station 5 miles • Pangbourne 7 miles • Newbury 9 miles • M4 junction 12 - 5 miles (10 mins drive)

(all distances/timings approximate)

3,696 sq ft / 343 m²

(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



Highfield is a highly energy efficient property (EPC B), and features a spectacular double height second sitting room on the first floor, a spacious principal bedroom suite, spacious reception hall, indoor heated fitness pool and large private gardens to front and rear.

Set on a private drive in the heart of the village, within easy walking distance of the excellent Six Bells pub with restaurant, an ancient church, primary and pre-schools, and the fine village hall and club which hosts all sorts of activities throughout the year.

Easy access to nearby villages and towns offering excellent transport links, shopping facilities and amenities.

Special features:

- Second sitting room on first floor with double height vaulted and beamed ceiling, floor to ceiling picture windows giving lots of light and fabulous views across the countryside to the front, and fitted with a wood burner
- Large principal bedroom suite, with two glazed Juliet balconies with far reaching views over the rear, vaulted and beamed ceiling, fitted wardrobes and ensuite bathroom
- Spacious reception hall
- Kitchen/breakfast room with hardwood working surfaces, fitted Rangemaster, American style fridge freezer, and French doors opening onto the front gardens
- Indoor heated fitness pool, 14ft x 7ft with Hydropool Aqua Trainer

- Bedrooms 2 and 3 have individual staircases leading to mezzanine study rooms, fitted wardrobes, Juliet balconies, and ensuite shower rooms
- Utility room with washing machine and tumble dryer
- Dining room with French doors opening onto the front garden decked seating area
- Cedar wood flooring to reception hall, family room and dining room
- Solar panels on the roof, which supply electricity, with a large battery for storage
- Air con units to second sitting room, and principal bedroom
- EV charger to front of property
- External CCTV
- Private access lane shared by the five houses, with shared costs for driveway and hedge cutting
- Potential to convert the storage room/workshop between the mezzanine study rooms of bedrooms 2 and 3 to create two ensuite bathrooms (plumbing connections are directly below in bedroom 1 bathroom)

Summary of accommodation:

Ground floor; Reception hall, kitchen/breakfast room, sitting room 1, family room, dining room, cloakroom, ground floor shower room, utility room.

First floor; Second sitting room, bedroom 1 with ensuite bathroom, 4 further bedrooms, 2 with ensembles

Second floor; two study rooms each accessed via bedrooms 2 and 3, and storage/workshop space in-between.



Gardens: Front garden with parking for a number of cars, large lawned area, large shrubbery, lots of privacy, decked loggia with trailing vine, summer seating area accessed from dining room.

Rear garden is part decked for summer entertaining, with lawns, garden sheds and views over farmland. Irrigation system fitted which is supplied by a rainwater storage unit. Garden shed. Access to indoor fitness pool building.

Local Facilities: Walking distance to pub, village schools, and village hall. There are lots of footpaths and bridle paths, and the village is surrounded by wonderful open farmland and is within an area of outstanding natural beauty.

The nearby villages of Bradfield Southend, Chapel Row and Upper Bucklebury offer village shops, a post office, health centre, and many leisure activities, tennis courts, pitches, and events. The towns of Newbury and Reading provide a wealth of amenities, including shops, restaurants, theatres, and a range of recreational facilities.

Very easy access to the M4 Junction 12 at Theale only 10 minutes by car, and train stations at Theale, Pangbourne and Aldermaston offering commuter links.

Schools: Beenham has a village primary school, as well as a pre-school. The village is also within the catchment for the sought-after Woolhampton primary school.

Excellent schools abound within easy driving distance to include; Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Preparatory School.

Directions: With the Six Bells pub (RG7 5NX) on your right, follow the road for a short distance and the small lane to the property is on the right. Highfield is the 4th house on the right.

What3words: stuffy.thus.starfish

Post Code: RG7 5NY

Tenure: Freehold

EPC Rating: B

Some material information to note:

- 5.6KWP Solar panels over the rear of the property, with 5KW storage battery
- LPG boiler (recently installed with balance 10-year warranty) for heating & hot water
- Underfloor heating to all rooms, with individual controls
- Mains electrics, water, and drainage
- The property has driveway parking for a number of cars
- Accessibility; step free access from the street to the inside of the property, ground floor wet room, and wheelchair accessible cloakroom
- Gigaclear high speed broadband connected FTTP
- Mobile signal is dependent on provider. Please refer to signalchecker.co.uk
- This is a very low-risk flood area. It is not within a conservation area
- Property construction is timber frame and brick
- Shared driveway access to 5 properties, private driveway in front of property
- It is not a listed building. There are no Tree preservation Orders

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

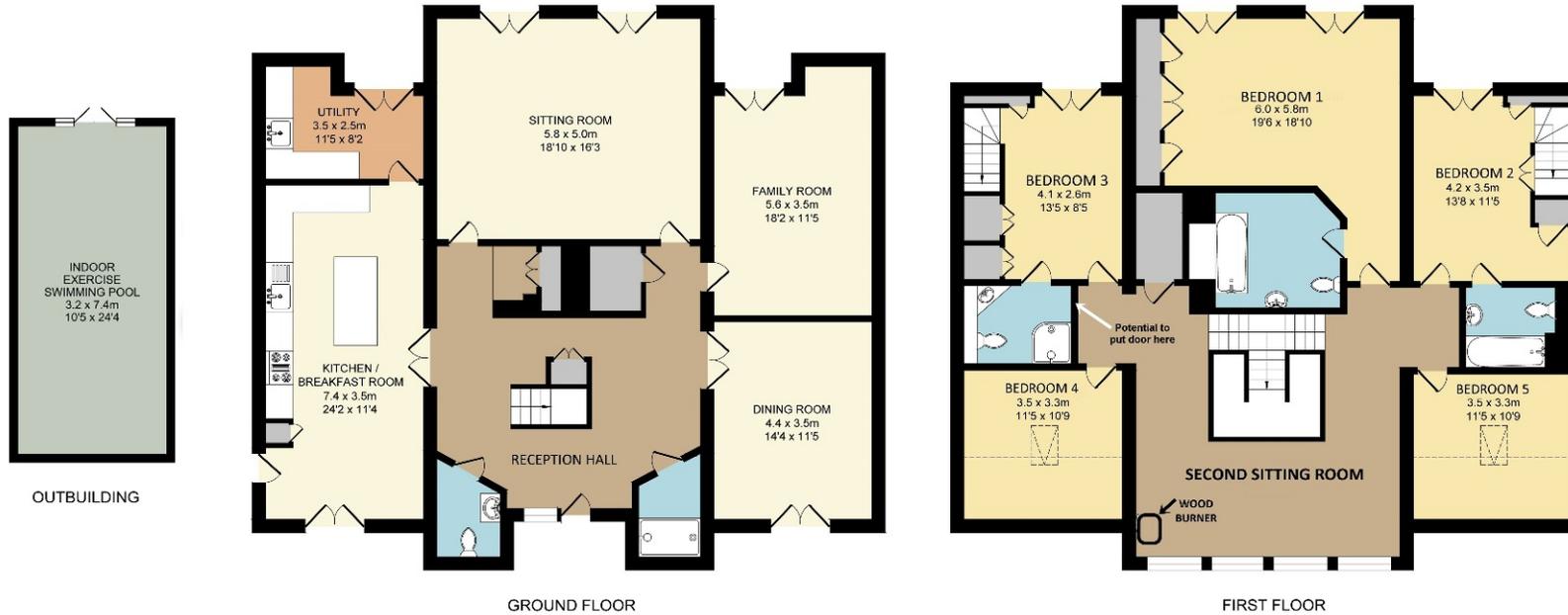
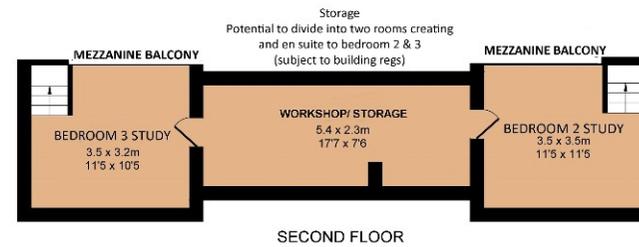
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TOTAL APPROX. FLOOR AREA 343.4 SQ.M. (3696 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate
and no responsibility is taken for any error, omission or mis-statement. This plan is
for illustrative purposes only. Not to scale. www.singletonanddaughter.co.uk



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FIXTURES AND FITTINGS: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.



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