

55 Church View • Bradfield • Berkshire

55 Church View • Church Lane • Bradfield

A delightful 18th century three-bedroom middle terrace cottage, occupying a peaceful and picturesque position along a private lane.

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829 sq ft / 77 m²
(all measurements are approximate)

Theale 3.5 miles • Pangbourne 4 miles • Reading 8 miles • M4 (Jnc 12) 10 minutes' drive • Heathrow 45 mins drive
(all distances and timings are approximate)

Your attention is drawn to the important notice on page 7





A delightful 18th century three-bedroom middle terrace cottage, occupying a peaceful and picturesque position along a private lane. The cottage forms one of three adjoining period properties, which are available to purchase individually or together.

Enjoying a particularly tranquil setting adjacent to Bradfield College, the property overlooks the historic Church of St Andrew, belonging to the College and used exclusively for academic purposes. To the rear, the River Pang flows gently through the surrounding countryside, meandering towards Pangbourne where it joins the River Thames.

Set within this highly sought-after and picturesque village, this Grade II listed cottage offers a wonderful combination of period character and a fresh, comfortable interior. The property has been redecorated throughout and benefits from new carpets.

The surrounding countryside is a real feature of the property, with open countryside and beautiful, unspoilt landscapes within easy walking distance. A network of footpaths provides an abundance of opportunities for peaceful country walks, making this an appealing home for those looking to enjoy a quieter rural lifestyle while surrounded by an attractive and historic village setting.

Bradfield has easy access to nearby villages, towns and train stations. Only a short drive to the villages of Theale and Pangbourne, with mainline stations that provide direct services to London Paddington and Reading, both with the Elizabeth Line.

Special features:

- Sitting room overlooks the front, and has a wood burning stove
- Study/Playroom
- Spacious kitchen recently refitted with lots of cupboards and drawers, plumbing for washing machine, space for fridge and dishwasher. Cooking unit with ceramic hob, grill, double oven, extractor, window overlooking the rear garden and door to rear
- Steps down to a large walk-in cupboard which could become a utility cupboard
- Entrance lobby to the front
- Modern bathroom recently refitted with thermostatically controlled shower over bath. Stainless steel ladder rack towel rail
- 1st has two bedrooms; one accessed through the other
- 2nd floor has a third bedroom with Dorma windows overlooking the church
- Most windows have been replaced





Summary of accommodation: Front lobby, sitting room, study/playroom, kitchen, utility/pantry, bathroom, 3 bedrooms.

Gardens: The garden is approximately 45' in depth by 15' wide, mainly laid to lawn with a paved patio area at one end overlooking the River Pang. Timber store, and a further brick constructed store.
Gate allows access through the garden of 56. for garden waste and bin removal.
There has been no knowledge of flooding to the cottage during the current ownership. Unrestricted on street parking.

Local Facilities: Bradfield and the neighbouring Bradfield Southend are popular villages with a strong sense of community. There is a community-run shop and post office, and an excellent village pub; The Queen's Head. The shop sits alongside the village green, which includes a children's play area, cricket pitch, football pitch, and hosts a range of annual events, including the popular May Day Fayre.

A fine health centre is a short drive along the Avenue of Oaks in Chapel Row. Bradfield College has a fabulous sport complex open to public membership, with a fine indoor pool, indoor/outdoor tennis courts, squash, gym, fitness centre, and a 9-hole golf course.
Vicar's farm shop is a short drive with its fine butchers, delicatessen, grocery section, fishmonger, and café.

The M4 Junctions 12 and 13 are within easy driving distance. Reading and Newbury are equidistant and Pangbourne village is nearby with its tremendous selection of specialist shops and train station.

There are a number of very good pubs in the area; The Queen's Head village pub, The Bladebone at Chapel Row, and The Old Boot Inn, & The Bull in Stanford Dingley.

Schools: Walking distance to Bradfield College. Easy drive to Bradfield Primary School, Pangbourne College, St Andrew's Prep, Downe House, Marlston & Brockhurst, Cranford School, Moulsford School, The Oratory, and Elstree.

Post Code: RG7 6BY

Tenure: Freehold **Council Tax Band:** West Berkshire, Band D **EPC Rating:** n/a

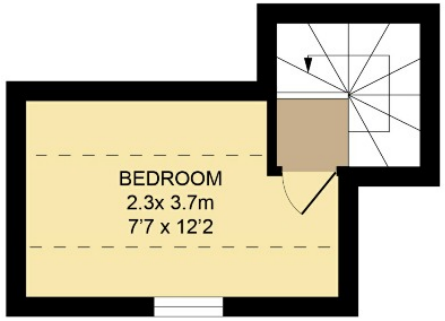
General:
Mains electricity, water and drainage. Electric central heating
Gigaclear high speed broadband connected FTTP
It is a Grade II listed building
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Pedestrian right of access to the rear from 55 over 56's rear garden - to put bins etc (full details available upon request)

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



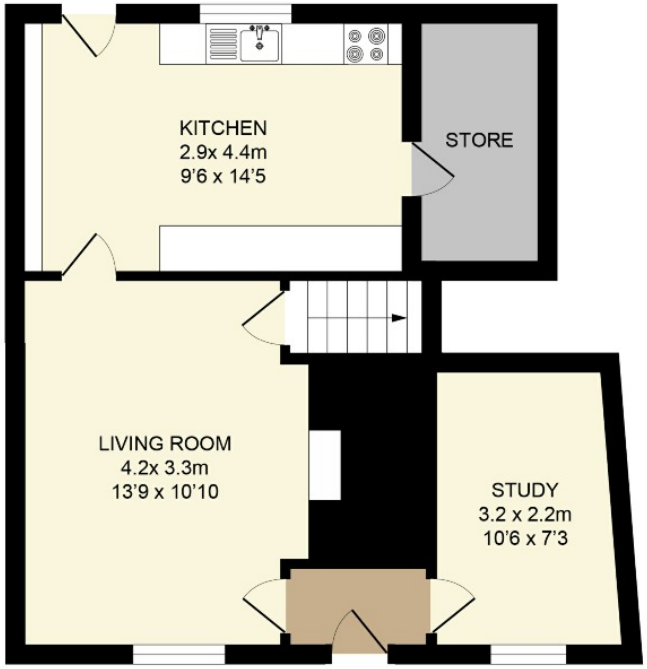


TOTAL APPROX. FLOOR AREA 77.0 SQ.M. (829 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Not to scale. **www.singletonanddaughter.co.uk**

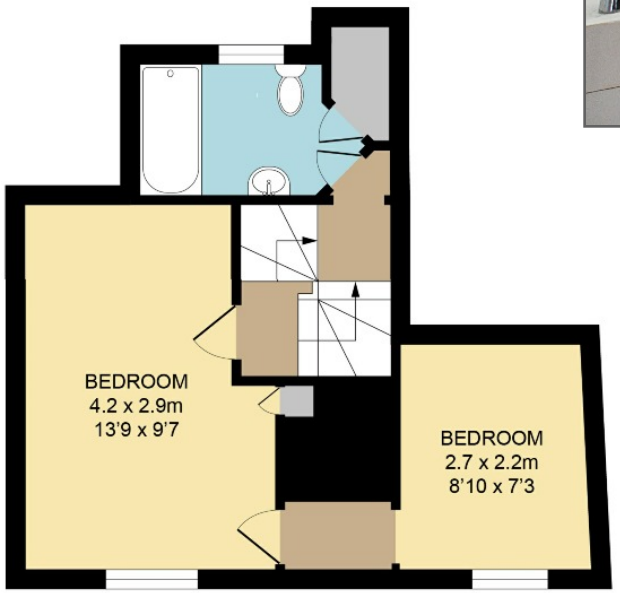


SECOND FLOOR APPROX. FLOOR
AREA 9.0 SQ.M. (97 SQ.FT.)





GROUND FLOOR APPROX. FLOOR
AREA 43.0 SQ.M. (463 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 25.0 SQ.M. (269 SQ.FT.)

Dudley Singleton & Daughter
The Country Agent

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **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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