



1 Burghfield Bridge
Burghfield | Reading | Berkshire | RG30 3XL

 FINE & COUNTRY

1 BURGHFIELD BRIDGE

An impressive, detached family home of 3,039 sq ft., set on a third-acre plot in a quiet cul-de-sac. Offering three reception rooms, four double bedrooms, a double garage and two beautifully landscaped gardens in a sought-after village setting.



Accommodation Summary

The ground floor features a spacious main lounge, ideal for relaxing and hosting guests, alongside a cosy snug offering the perfect retreat for quieter evenings. At the heart of the home is a stunning, large modern kitchen by Howdens, thoughtfully designed with both practicality and style in mind, complemented by a substantial dining room perfect for family gatherings and entertaining. A separate utility room provides additional convenience, while two downstairs water closets add practicality for busy family living.

Upstairs, the property continues to impress with a luxurious principal suite, complete with a dressing room and an expansive en suite featuring both a bath and separate shower. There are a further three generous double bedrooms, all beautifully proportioned, served by a well-appointed family bathroom with both bath and shower facilities.

Externally, the home enjoys ample driveway parking and a double garage, providing excellent storage and practicality. The property is further enhanced by two good-sized gardens, offering wonderful outdoor space for entertaining, relaxing, and family enjoyment.





Seller Insight

“ Sitting with the owners, it is obvious to me that for almost nineteen years, 1 Burghfield Bridge has been a very much-loved family home. From raising children to welcoming grandchildren and extended family, it has been a home designed for togetherness and joyful entertaining.

Countless special occasions have unfolded here, including magical Christmas gatherings, christenings, a wedding celebration, and memorable grandchildren's birthdays. At the heart of the home is the stunning modern kitchen, perfectly positioned to overlook the first of two beautiful gardens. As evening falls, the owner's favorite room, the snug, becomes a peaceful retreat, offering the perfect advantage to enjoy the sunsets and the birdsong.

Set within a tranquil location, yet exceptionally well connected to the M4, Reading, and London, the property offers the ideal balance between countryside calm and convenient living. The owners have especially cherished the wonderful sense of community in Burghfield, where neighbours look out for one another and family life flourishes. The charming local village is full of character and offers a wealth of activities for all ages, including sports clubs, sailing, fishing, and scenic countryside walks. Families are also particularly well served by an excellent selection of highly regarded independent and state schools nearby.

Surrounded by natural beauty, with riverside walks and endless routes for dog walking close by, the setting brings a rare feeling of peace and escape.

What the owners will miss most is not simply the house itself, but the lifetime “*

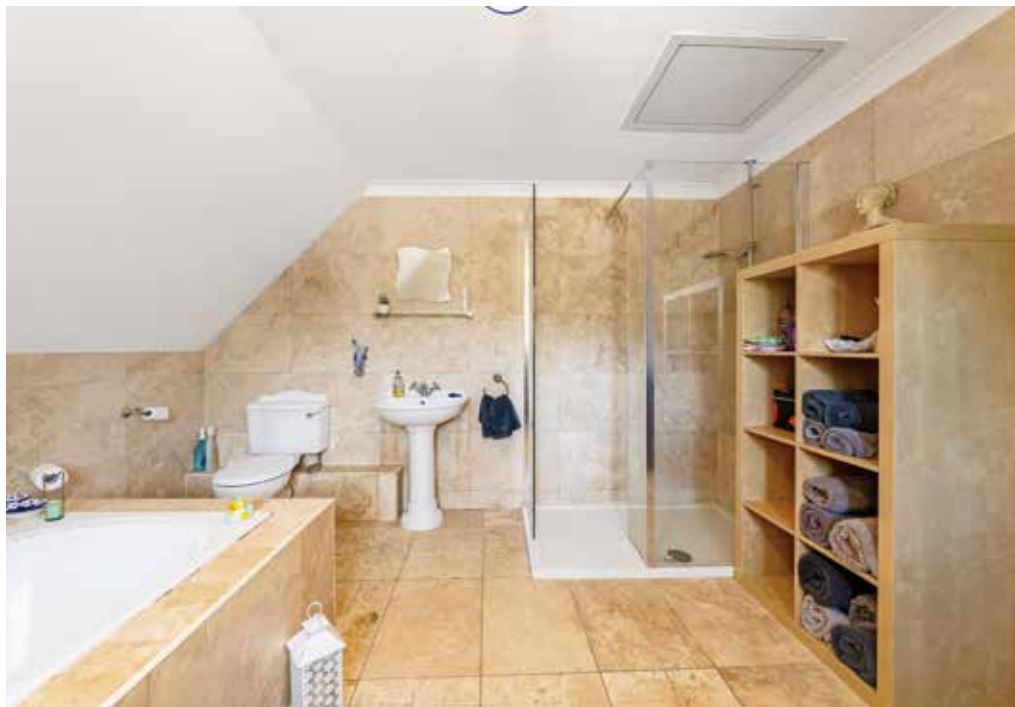
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

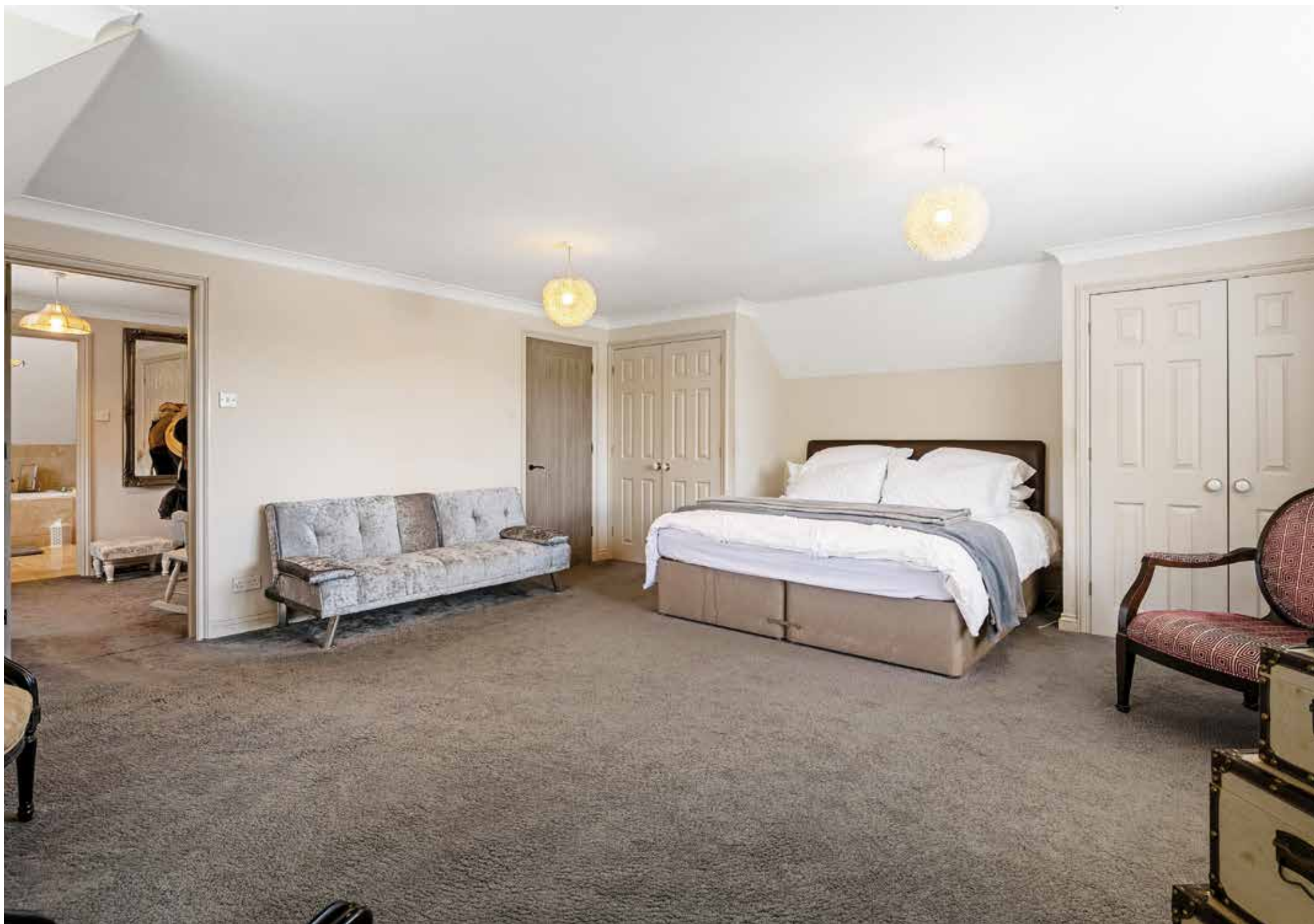
























Location

Located on the edge of the beautiful Berkshire countryside, Burghfield Bridge, RG30 offers an exceptional balance of peaceful village living and excellent connectivity. Nestled between Burghfield village and Reading, the area is highly regarded for its strong sense of community, scenic surroundings, and easy access to both town and country life. The nearby M4 and Reading Station, now served by the Elizabeth Line, provide convenient links into London and beyond, making it ideal for commuters.

The area is surrounded by natural beauty, with riverside walks, woodland trails, lakes, and open countryside all close by. Residents can enjoy a range of outdoor activities such as: cycling, sailing, fishing, and enjoying the outdoors. Burghfield itself offers a charming village atmosphere with local pubs, shops, sports clubs, and a variety of activities for all ages, while nearby Reading provides an extensive range of shopping, dining, and leisure facilities.

Families are particularly drawn to the area for its excellent selection of both independent and state schools, as well as the safe, welcoming environment that makes Burghfield such a desirable place to live. Combining countryside tranquillity with superb convenience, Burghfield Bridge continues to be one of the most sought-after locations on the outskirts of Reading.







Services, Utilities and Property Information

Local Authority: West Berkshire Council

Tenure: Freehold | Council Tax Band: G | EPC: C

Construction Type: Standard construction – Brick / Tile

Utilities: Water supply: Thames Water, Heating: Central heating, Mains gas, Electricity Supply: Mains.

Sewerage: Septic Tank + sewage treatment plant. Associated costs apply. Contact the agent for further Information.

Mobile Phone Coverage: 4G and 5G mobile signals are available in the area, we advise you to check with your provider

Broadband Availability: FTTC - Superfast Broadband Speed is available in the area, we advise that you check with your provider.

Garage Parking Spaces: 2
Off Road Parking Spaces: 4+

Directions - Postcode: RG30 3XL / what3words: oddly.plots.circle

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Reading and Twyford, Tel Number +44 (0)1183 248 030

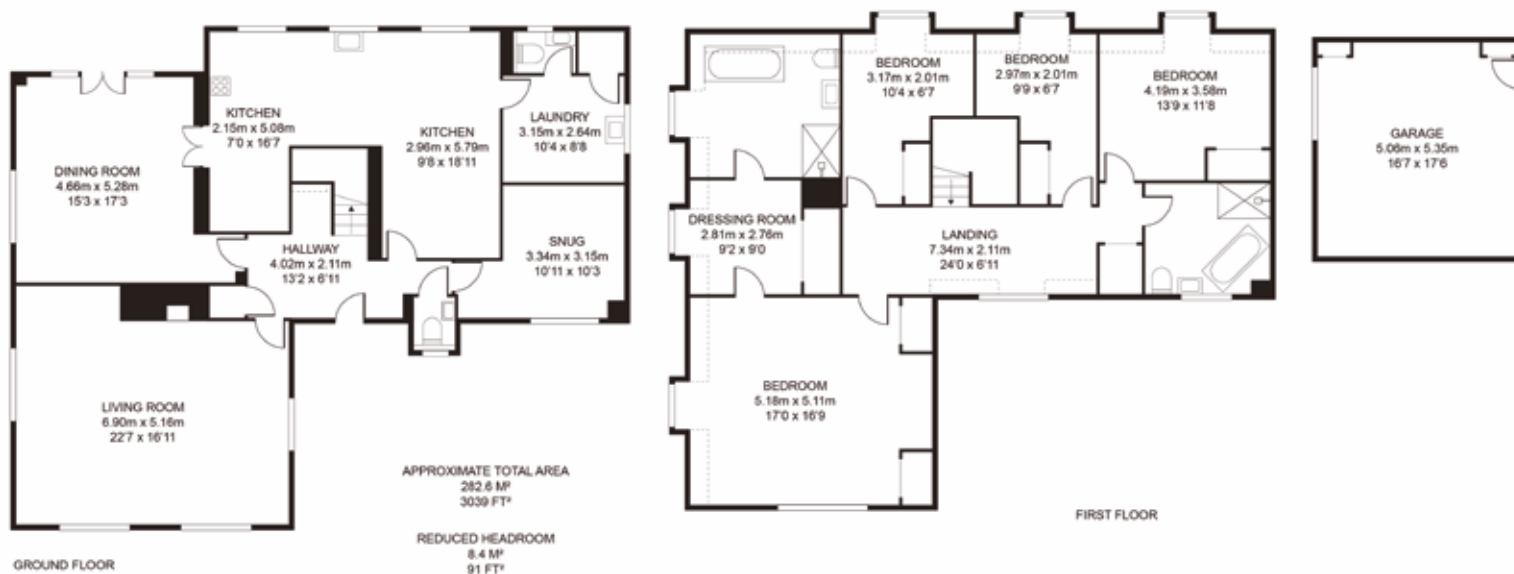
Website

For more information visit Fine & Country Reading and Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1 Burghfield Bridge

Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ROBERT CABLE

PARTNER AGENT

Fine & Country
+44 (0) 7732 730 720 | +44 (0) 1183 248 030
robert.cable@fineandcountry.com

With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Reading and Twyford
Tel: +44 (0)+44 1183 248 030
reading@fineandcountry.com
Quadrant House, Broad St Mall, Reading, Berkshire RG1 7QE

