



4 STRETTON CLOSE

BRADFIELD SOUTHEND ♦ WEST BERKSHIRE

Warmingham
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Theale Station 3 miles ♦ Streatley/Goring on Thames 9 miles ♦
Reading 8 miles ♦ Pangbourne on Thames 5.5 miles ♦ Thatcham
6 miles ♦ Newbury 9 miles ♦ M4 at Theale (J12) 5 miles, at
Chieveley (J13) 9 miles (Distances approximate)

Situated within this favoured Berkshire village location with scenic surroundings, in close reach of local facilities and within easy reach of the M4, A34, Newbury, Reading, and nearby mainline trains for London Paddington in under the hour.

A well presented 3 bedroom, 2 bathroom detached house within a quiet cul de sac, offering accommodation of 1,270 sq ft and lovely open plan living area, set within a secluded garden.

- ♦ A Well Presented 3 Bedroom Detached Property In A Quiet Cul De Sac Within A Pretty Berkshire Village Location
- ♦ Award winning Bradfield Primary ranked number 1 in Berkshire and Excellent Private Schools
- ♦ Within Close Driving Distance Of Mainline Railway Station To London Paddington
- ♦ 3 Bedrooms and 2 Bathrooms
- ♦ Open Plan Living
- ♦ In All Approximately 1,270 sq ft



SITUATION

Bradfield Southend is a picturesque, predominantly residential village in West Berkshire, situated on a ridge between the Pang and Kennet valleys. Known for its strong community, rural charm, and impressive annual Christmas lights, it features a primary school, a village store/post office, and a popular gastro pub, The Queens Head.

Just a short drive to the M4 and several mainline railway stations, with access to London Paddington in under the hour. Crossrail is due to open from Reading also, opening more direct links to Canary Wharf.

Bradfield College, the well known Public School, just up the road, has excellent leisure, fitness and sports facilities including a gym, large indoor swimming pool all of which are available for use by members of the public. The facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

In addition to the College, Bradfield has its own well revered primary school, and locally the area is extremely well served by an excellent range of both state and private schooling, of particular note; Woolhampton Primary School, Bucklebury Primary School, Kennet School, St Andrews Preparatory, Pangbourne College, Downe House, Elstree and Brockhurst & Marlsdon.

PROPERTY DESCRIPTION

4 Stretton Close is a detached house with red brick elevations under a tiled roof. The property is beautifully presented and benefits from wet underfloor heating to the ground floor and electric to main ensuite. There is double glazing throughout. The front door leads into the hallway with coats cupboard, cloakroom and staircase to the far end. Herringbone flooring runs through the whole of downstairs.



The living space is open plan with the sitting room to the front, kitchen in the middle and dining to the end. The kitchen is fully fitted with painted units, quartz worktops and large island. It benefits from an instant hot tap. A door leads into the utility room which is a generous space. At the back of the house is a stunning dining area with floor to ceiling black casement windows and large roof lantern, allowing for much light to the area. French doors take you directly into the garden. Upstairs there are 3 bedrooms. The main bedroom has built in wardrobes and ensuite shower room. There are 2 further bedrooms and family bathroom.

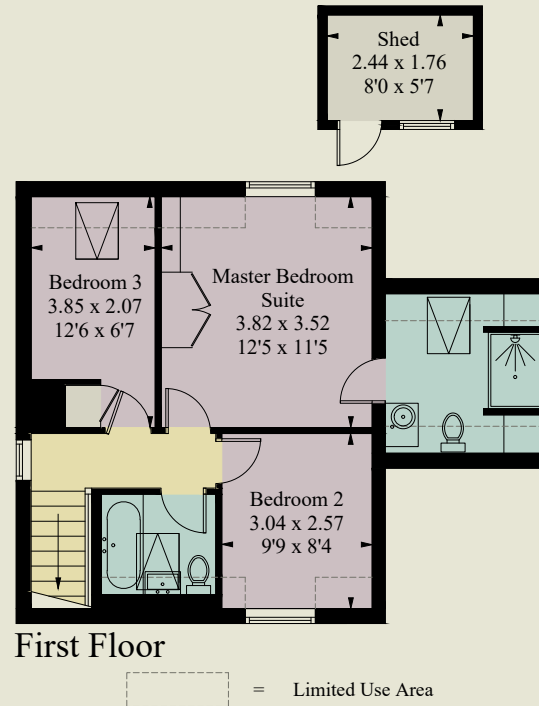
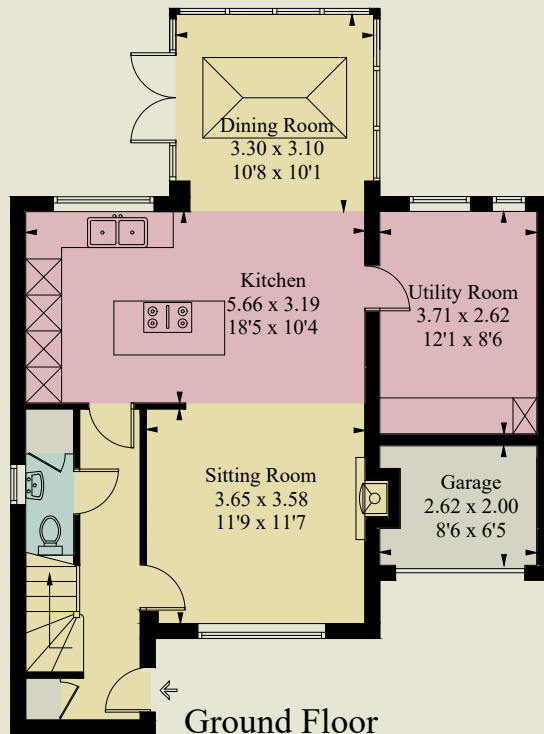
OUTSIDE

The property has a pavor driveway with off road parking and there is an EV charging point. The garage offers space for storage. The main lawned garden is at the back of the property. There is a fenced boundary and hedging and trees offering privacy. There is side access and a fenced area for the oil tank.



4 Stretton Close, Bradfield Southend, Berkshire, RG7 6EN

Approximate Gross Internal Area = 109 sq m / 1173 sq ft
 Limited Use Area = 5 sq m / 53 sq ft Shed = 4 sq m / 43 sq ft
 Total = 118 sq m / 1270 sq ft



GENERAL INFORMATION

Services: Mains water, drainage and electricity are connected. Central heating and domestic hot water from oil fired boiler. High speed broadband available.

The property could easily be converted to an Air Source heat Pump.

Council Tax: E

Energy Performance Rating: D / 56

Postcode: RG7 6EN

Local Authority: West Berkshire District Council
 Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
 ///talkative.streaks.footsteps

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

CREATESPACE DESIGN ref 672

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



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