



20 DAUNTLESS ROAD

BURGHFIELD COMMON

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A smartly presented five bedroom detached family home in a quiet cul de sac conveniently located within walking distance of village amenities. Thoughtfully extended and enhanced to boast a generous principle bedroom with ensuite, a double garage and set on a corner plot. Includes: Hall, w.c, kitchen, family room, lounge/diner, utility, principle bedroom with ensuite, guest bedroom with ensuite, three further bedrooms, family bathroom and double garage.

- ◆ Detached family home
 - ◆ Extended and enhanced
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- ◆ Catchment for Willink School
 - ◆ Convenient access for the M4
 - ◆ Excellent local bus network
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- ◆ Corner plot



SITUATION

Burghfield Common provides a balanced West Berkshire lifestyle, combining a quiet setting with a self-sufficient village centre. Residents have immediate access to supermarkets, a medical centre, a pharmacy, and local cafés, while the broader amenities of Reading are only 7 miles away. Commuting; Mortimer and Theale stations are both within 4 miles, offering regular services to London Paddington via Reading, and the M4 at Junction 12 is a 5-mile drive.

The village is a popular choice for families due to the proximity of The Willink School and well-regarded primaries like Garland Junior and Burghfield St Mary's. Beyond its practical links, the area is surrounded by woodland and local sports clubs, with the Kennet & Avon Canal nearby for outdoor recreation. It remains an ideal location for those seeking a community-focused environment that retains easy access to major transport corridors and regional hubs.

PROPERTY DESCRIPTION

Covered porch with front door leads into an entrance hall with turning staircase to the first floor. The kitchen/breakfast is rear aspect, fitted with matching range of white wall and base units, integrated appliances including hob, double oven, granite breakfast bar, and archway leading to a family room which is also rear aspect and had a door to the utility room, which in turn has door to rear garden and integral door to the double garage. The Lounge diner is double aspect with French doors onto the rear patio, feature recessed brick open fireplace. To complete the ground floor accommodation there is a w.c.

To the first floor turning staircase leads to a landing with access to the loft space The principle bedroom is generous in size and double aspect with fitted wardrobes and door to a large re fitted en-suite bathroom with separate walk in shower and twin sinks.



The guest bedroom is front aspect with range of fitted wardrobes and an en-suite side aspect shower room. There are three further bedrooms and a family bathroom with a white suite.

OUTSIDE

To the front of the property hardstanding driveway providing off road parking and access the double garage. Open plan lawned garden with bark border.

To the rear of the property generous patio area adjacent with dwarf brick wall leading onto a lawned garden enclosed by timber fencing. Variety of flower and shrub beds, fruit trees, and gated access at the side leading to the front.

Double garage: Twin up and over doors, light & power and integral door to utility room.



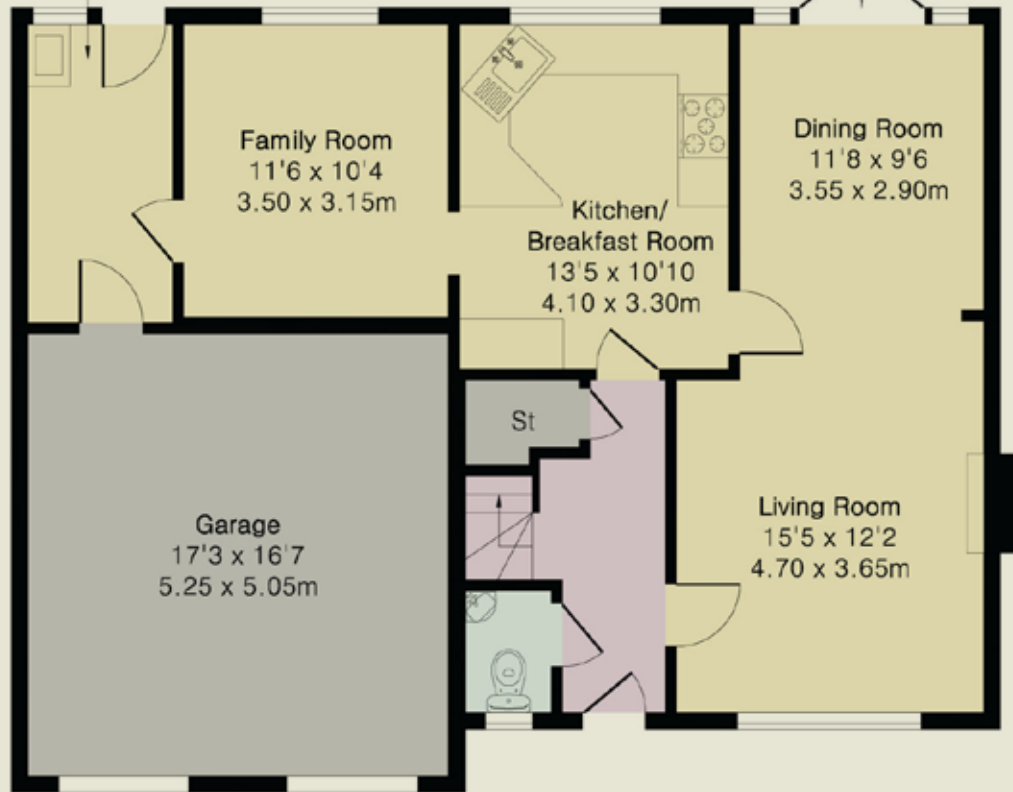
Approximate Gross Internal Area 2006 sq ft - 187 sq m (Including Garage)

Ground Floor Area 1041 sq ft – 97 sq m

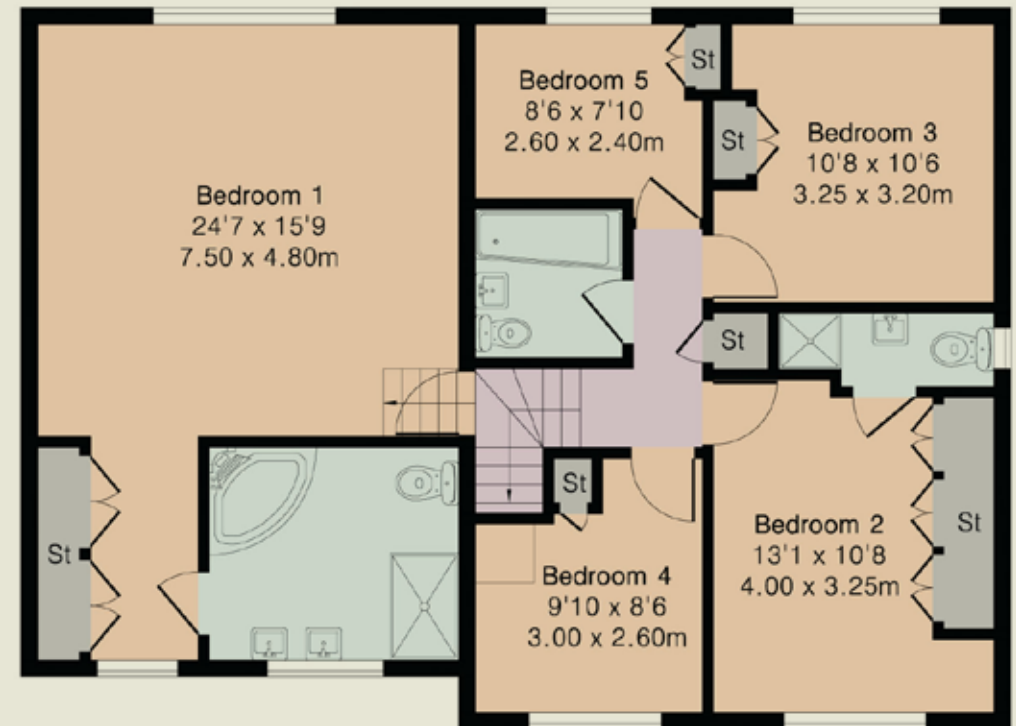
First Floor Area 965 sq ft – 90 sq m



Utility
12'0 x 5'5
3.65 x 1.65m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All main services are connected.

Council Tax: F

Energy Performance Rating: C

Postcode: RG7 3NZ

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Clayhill Road, turn into Hawksworth Road and left into Dauntless Road and follow the road around to the right and head to the T-Junction at the end and the property is found on the left hand side.



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.



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