



DOWNER & CO

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Brackenhill, Zin Zan, Upper Bucklebury RG7 6RE
Price: £450,000

Features.

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-  3
-  1

Description.

NO ONWARD CHAIN
BUILDERS ONLY NEED APPLY.
RECENT WATER DAMAGE. IDEAL
FOR REFURBISHMENT/
EXTENSION/REPLACEMENT/
REDEVELOPMENT (SUBJECT TO
PLANNING PERMISSION).
Located towards the end of a track
in the middle of the mature
woodland of Upper Bucklebury sits
this fantastic opportunity.
Brackenhill appears from the front
to be a modest single story
dwelling, but built on the hillside
from the rear you appreciate the
full scale of the property. In need of
updating/re-development with
great potential to extend further or
replace (STPP).

The accommodation comprises,
entrance hall, living room with
balcony overlooking the rear
gardens, master bedroom with
Jack and Jill en-suite bathroom
and a second bedroom on the
ground floor, a spiral staircase leads
down to the lower ground floor
which offers a dining room, kitchen
with utility room and pantry store,
a third bedroom/study, cloakroom,
snug and workshop. Outside there
is a double garage and off road
parking for two vehicles, and
large gardens to the rear, in total
the plot is just under 1/3 of an acre.

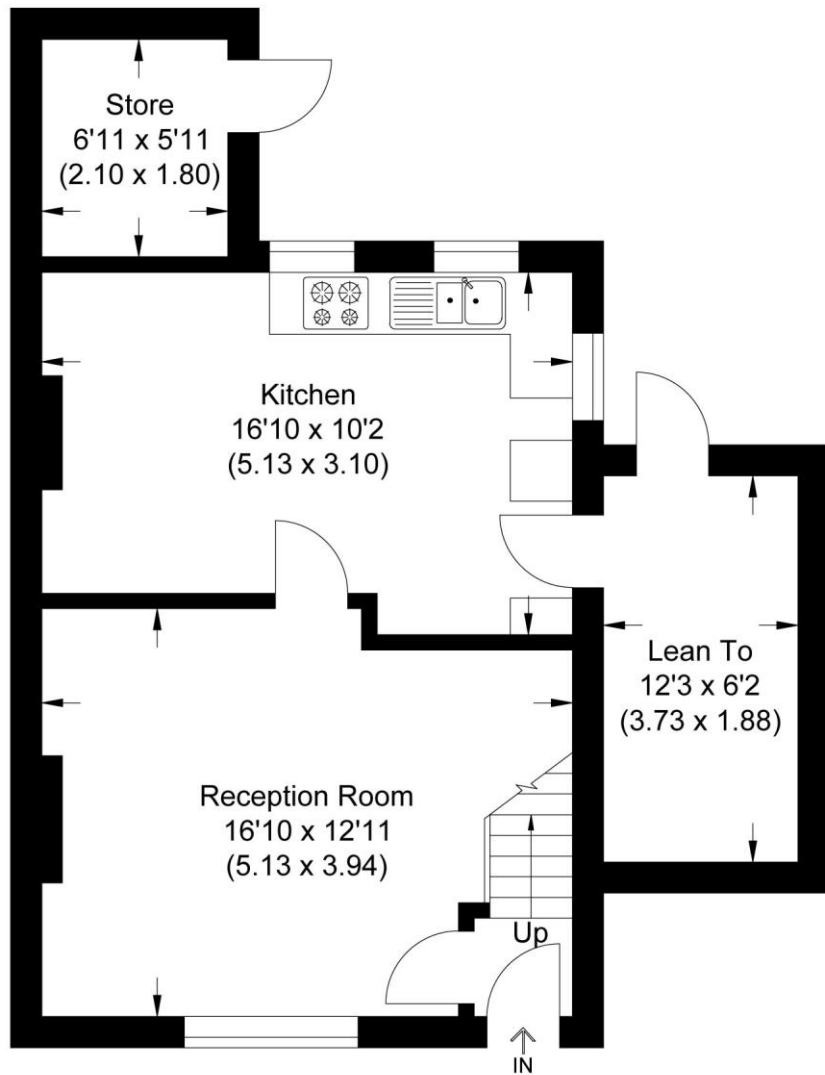


Location.

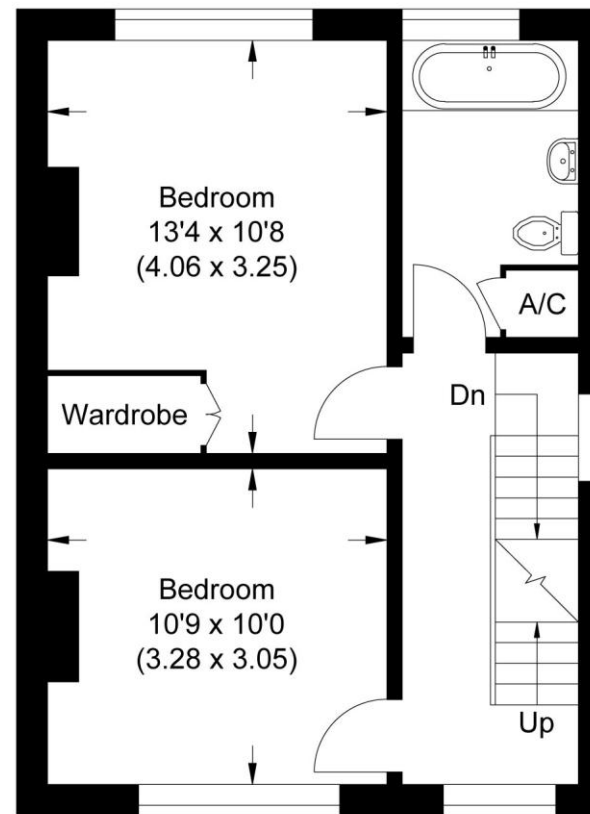
The village of Upper Bucklebury is one of the most sought after villages in West Berkshire and offers local amenities including primary school, local stores, public house and is surrounded by stunning rolling countryside ideal for scenic walks and other country pursuits. It falls within the Downs secondary and Kennet secondary school catchment but private schooling at Bradfield College or Downe House are a short drive away. The mainline train station at Thatcham serves Reading and London Paddington and there is easy access to the A4 leading to Jct 12 of the M4.



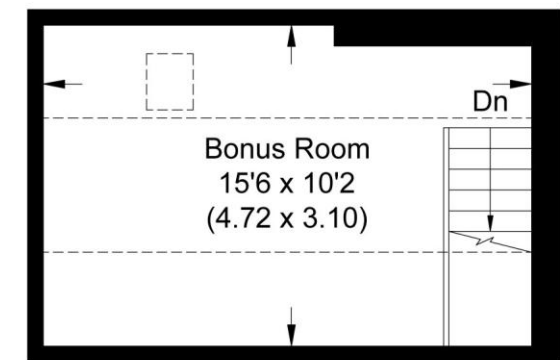
Approximate Gross Internal Area
100.58 sq m / 1082.63 sq ft



Ground Floor

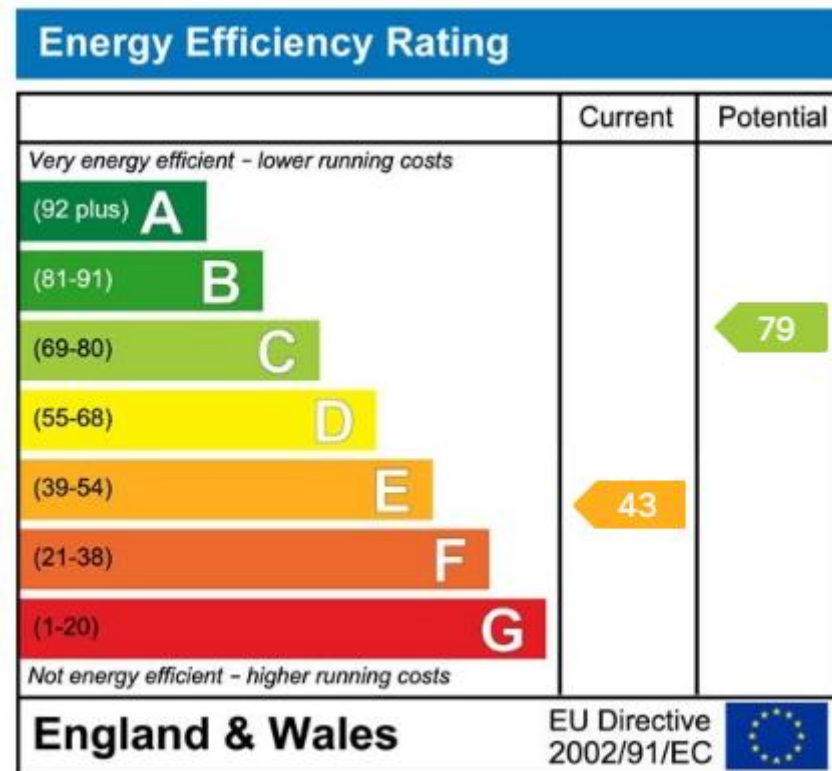


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: E
2026/2027: £2,993.39.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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