

56 Church View • Bradfield • Berkshire

56 Church View • Church Lane • Bradfield

A charming 18th century two-bedroom end-of-terrace cottage, enjoying a wonderfully peaceful and picturesque setting.

678 sq ft / 63 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 charming 18th century two-bedroom end-of-terrace cottage, forming one of three terrace cottages which are available to purchase individually or together, and situated along a private lane.

The cottage enjoys a wonderfully peaceful and picturesque setting, adjacent to Bradfield College, with views overlooking the historic Church of St Andrew, which forms part of the College and is used exclusively for academic purposes. To the rear, the River Pang meanders gently through the countryside towards Pangbourne, where it joins the River Thames.

Situated in this highly sought-after village, the cottage occupies a truly attractive rural setting and has been redecorated throughout with new carpets.

The property is within easy walking distance of beautiful open countryside, re-nowned for its unspoilt natural scenery and extensive network of footpaths, providing numerous opportunities for delightful country walks.

Bradfield is in the heart of the countryside yet within easy access to nearby villages, towns and train stations. Only a 10-minute 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:

- Air source heat pump providing central heating and hot water
- Sitting room has an open fire and double aspect windows
- Dining room/study
- Fitted kitchen with oven, hob, extractor, window overlooking the rear garden, door to rear lobby and garden
- Utility room with plumbing for washing machine and tumble dryer
- Modern bathroom with window overlooking the side
- Two bedrooms to first floor, one double, one single

Summary of accommodation: Sitting room, dining room/study, kitchen, utility room, rear lobby, bathroom, 2 bedrooms.

Gardens: Rear garden is spacious, some 45' in depth, with approximately 20' of frontage to the River Pang. Side access alongside the house, and timber shed. There has been no knowledge of flooding to the cottage during the current ownership. Unrestricted on street parking.

Local Facilities: Bradfield and 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, The Old Boot Inn, and 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

General:3
Air source heat pump, fitted in 2025, providing central heating and hot water
Electric central heating
Mains electricity, water and drainage
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)

EPC Rating: n/a

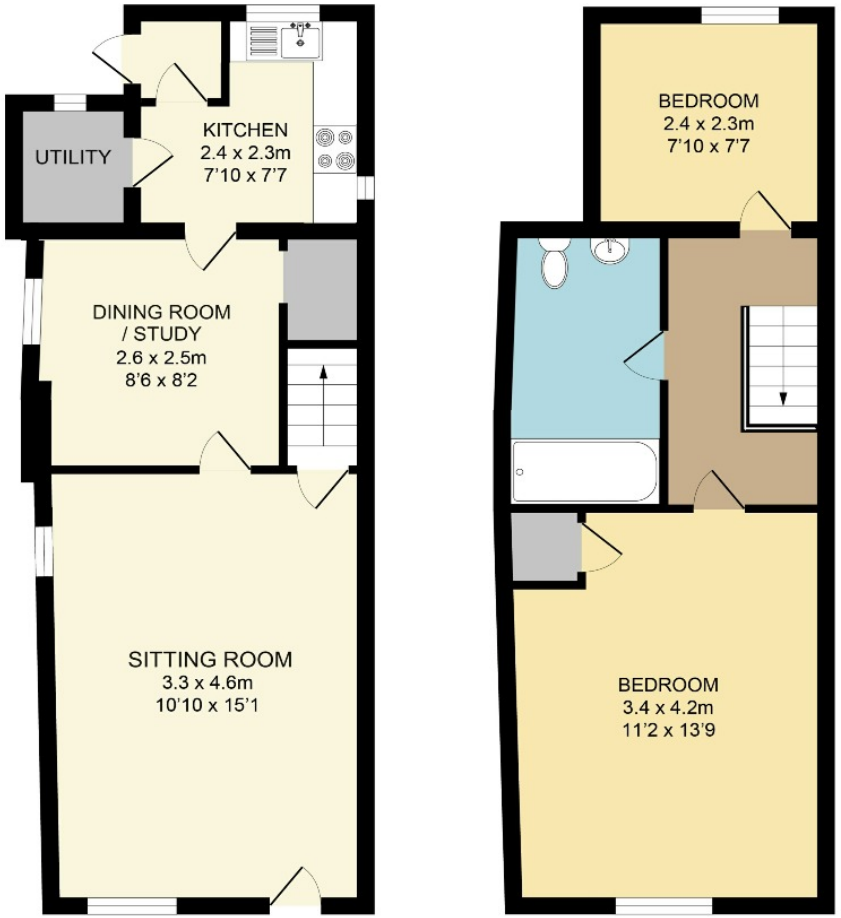
Council Tax Band: West Berkshire, Band C

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





TOTAL APPROX. FLOOR AREA 63.0 SQ.M. (678 SQ.FT.)
All measurement 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 and should be used as such.
Not to scale. **www.singletonanddaughter.co.uk**



GROUND FLOOR APPROX. FLOOR AREA 30.0 SQ.M. (323 SQ.FT.)

FIRST FLOOR APPROX. FLOOR AREA 33.0 SQ.M. (355 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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