



Because property is personal with...

Church Lane, Reading

Belvoir

Guide price £700,000



Key Features

- Detached Bungalow
- Gated driveway for multiple vehicles
- Private setting
- Large gardens
- Presented in good order throughout
- Oil fired central heating
- EPC rating TBC
- Freehold





Tucked away in an exceptional position along Church Lane, this detached bungalow offers a rare combination of privacy, generous accommodation and beautifully established grounds, all set within the heart of the charming Berkshire village of Brimpton.

Approached via a private lane, the property enjoys a secluded setting with gated driveway access, opening onto a substantial frontage with ample parking and a large open-fronted carport. The sense of arrival immediately sets the tone for what is a home defined by space, tranquillity and versatility.

Internally, the bungalow is presented in good order throughout and offers extensive, well-balanced accommodation. A welcoming entrance hallway leads through to the principal living space — an expansive lounge/diner which truly forms the heart of the home. This impressive room is of a particularly generous size and enjoys attractive views across the gardens, creating a bright and inviting environment for both everyday living and entertaining.

The kitchen is well-equipped and thoughtfully arranged, featuring a range cooker, central island and ample storage, with a separate utility room providing

additional practicality. The layout is ideally suited to modern family life while retaining a traditional, homely feel. The property offers highly flexible accommodation with three to four double bedrooms, allowing for a variety of uses depending on requirements. There is an en-suite shower room as well as a well-appointed family bathroom with full sized bath. A separate office provides an ideal work-from-home space.

Externally, the grounds are a defining feature of the property. The gardens extend around the bungalow, offering a high degree of privacy and maturity, with established planting creating a peaceful and secluded environment. Multiple seating areas have been thoughtfully positioned throughout, including a raised decking area, generous patio spaces and sheltered seating zones, allowing the garden to be enjoyed throughout the day and across the seasons.

Further enhancing the outdoor offering are a range of substantial outbuildings, including sheds and greenhouses, providing excellent storage, hobby space or potential for further use. The property also benefits from a modern oil-fired boiler and tank, ensuring efficient heating for a home of this size.





Brimpton is a quintessential English village, known for its unspoilt rural charm, historic character and strong sense of community. At the heart of the village sits St Peter's Church, Brimpton, a beautiful and historic landmark that enhances the setting of Church Lane. The village offers a peaceful lifestyle surrounded by countryside, while remaining accessible to nearby towns such as Thatcham, Newbury and Reading, all providing a wider range of amenities, schooling and transport links.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.



Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.

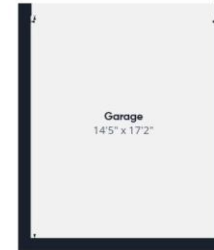


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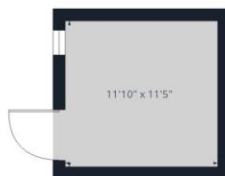
Property is personal



Floor 0 Building 1



Floor 0 Building 2

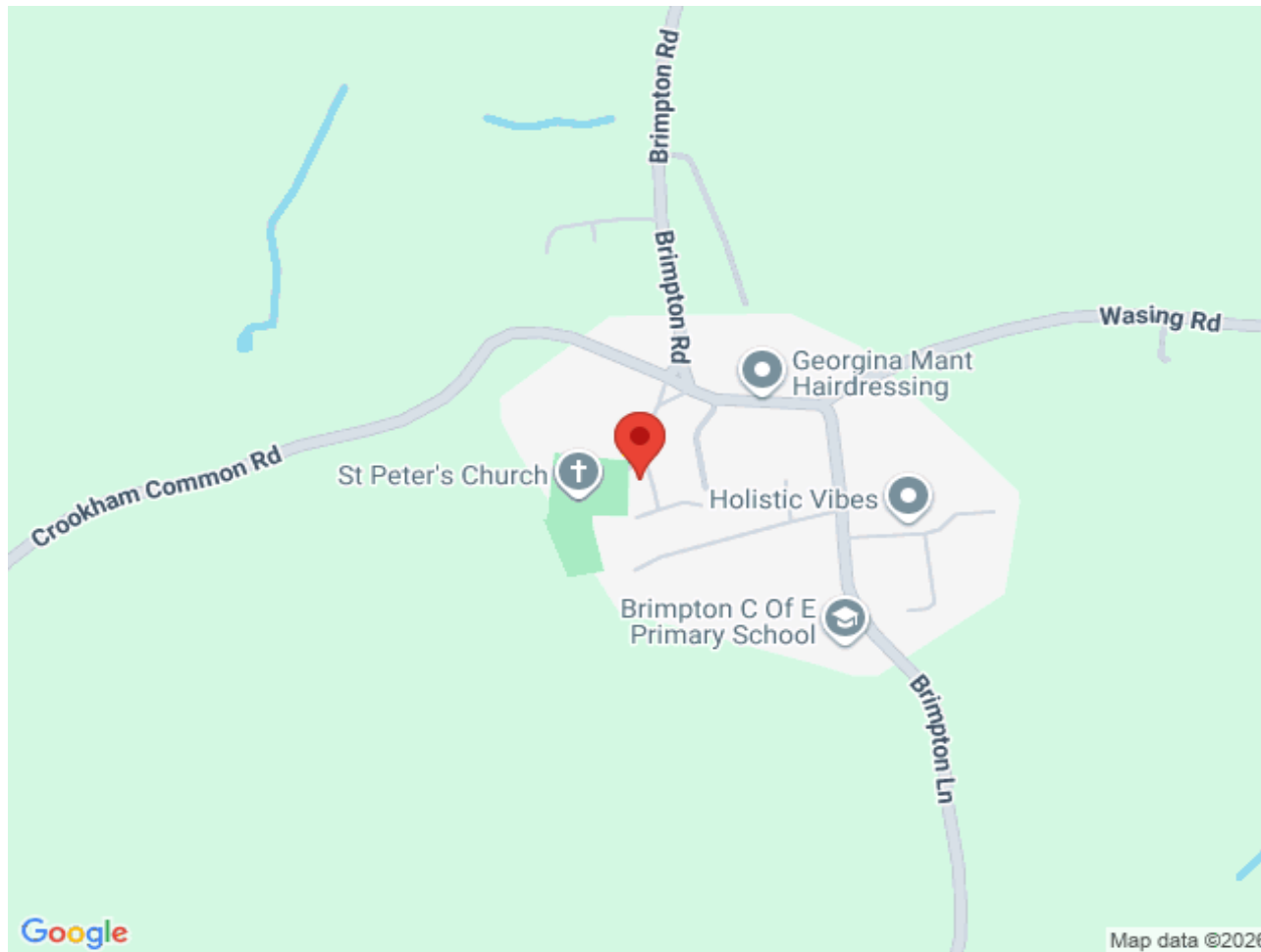


Approximate total area⁽¹⁾

2021 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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