



White Oaks • Bradfield Southend • Berkshire

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No onward chain.

A delightful hidden gem in Bradfield Southend village; detached 3 bedroom oak-framed cottage style house, set in landscaped gardens.

Pangbourne 8 miles • Reading 8 miles • Newbury 9 miles • Theale train station 4 miles/8 mins drive • Heathrow 45 mins drive
(all distances and timings are approximate)

1,679 sq ft / 156 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A delightful hidden gem in Bradfield Southend village; a detached 3 bedroom oak framed cottage style house.

Designed some 11 years ago by the well-known Barn Partnership, noted for their green oak buildings. Hidden amidst beautifully landscaped gardens set in a very peaceful, private and secluded location, well away from the highway, with wonderful views to the rear over the pretty gardens to adjoining meadows and woodland in the distance.

The interior of the property is immaculate with simple, tasteful decoration, with fabulous design and use of natural oak throughout. There is oak flooring in the reception/dining hall and sitting room, oak doors, and splendid oak bi-fold doors.

The village primary school, community run shop and post office and the village pub, The Queen's Head, are all within easy walking distance. The village shop is bounded by the village green with its play area for children and hosts a variety of annual events, including the May Day Fayre. The village cricket pavilion is within walking distance as is the highly regarded village primary school. This is a superb village with a fantastic community.

Special features:

- An imposing large oak porch with substantial oak paneled door
- Sitting room is spacious and delightful with triple aspect views over front, rear and side gardens, with a fine centrally positioned open fireplace with oak beam across, slate hearth and fitted with a wood burning stove



- Kitchen/breakfast room has been fitted to a high standard, with plenty of oak working surfaces, cream painted cupboards and drawers, fitted dishwasher, fitted fridge, single electric oven, 4 ring ceramic hob, stainless steel chimney extractor
- Very high levels of insulation throughout, with zoned water underfloor central heating, a high-pressure water system and primary double glazing
- Flagstone tiled flooring to the kitchen and conservatory
- Oak bi-fold doors from the sitting room into the large oak conservatory, and from the conservatory into both the kitchen/breakfast room, and oak French doors into the rear garden
- Spacious utility room with door to exterior, plumbing for washing machine, and houses the oil-fired boiler
- Reception/dining hall is large, the oak staircase with balustrade and newel post, first floor galleried landing
- Principal bedroom enjoys a vaulted ceiling, pretty views over the rear gardens to the fields beyond, with a modern ensuite shower room
- Bedrooms 2 and 3 have a Jack and Jill access to the beautifully fitted family bathroom with antique style bath tub and shower

Summary of accommodation: Reception/dining hall, sitting room, cloakroom, conservatory, kitchen/breakfast room, utility room, 3 double bedrooms. Ensuite shower to bedroom 1, family bathroom with ensuite door to bedroom 3.



Gardens: Both front and rear gardens have been planted with dedication and care by the late owner. To the rear there is a stone laid patio with raised deck seating area for summer dining and entertaining.

Garage. Log store. Garden lighting. Loggia. Ornamental fishpond. Summer house.

Local facilities: Bradfield Southend and Bradfield have a wonderful community. There is a community owned and run Village Store/Post Office, together with a cricket ground and a recreation ground situated behind. There is an excellent riding school, a village hall with all sorts of events and a children's play area, floodlit tennis courts and a tennis club. 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 and fitness centre. There is a 9-hole golf course at Bradfield College which is open to public membership. Bradfield College also has a famous Greek amphitheatre which hosts various ticketed performances during the course of the year. Vicar's farm shop is a short drive with its fine butchers, delicatessen, grocery section, fishmonger and café.

There are a number of very good pubs in the area; The Queen's Head village pub, The Bladebone at Bucklebury, The Old Boot Inn & The Bull in Stanford Dingley.

Schools: Walking distance to Bradfield C of E Primary School. Bradfield College and Pangbourne College are nearby, and Downe House, St Andrew's Prep School,

Cranford House, Moulsoford Prep School, The Oratory School, Brockhurst & Marlston House Prep and Elstree School are all within easy driving distance.

Directions: With the village shop/post office (RG7 6EY) on your right, proceed along Southend Road for approximately 0.4 miles, passing Dupaul Garage services on the right, and you will find White Oaks on the right with a house sign saying Lynstead/White Oaks – follow the entrance drive past Lynstead up to the property. Parking is currently limited, but additional parking/turning could be created if required.

What3words: [cheetas.nerves.steady](https://www.what3words.com/cheetas.nerves.steady)

Post Code: RG7 6ES

Tenure: Freehold

Services: Mains water & drainage, electricity, oil fired boiler providing warm water underfloor heating by New Heat to the whole house. Pressurised water system. Water softener. Solar unvented hot water storage cylinder connected to the Velux solar panels. High speed broadband connected.

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band E

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

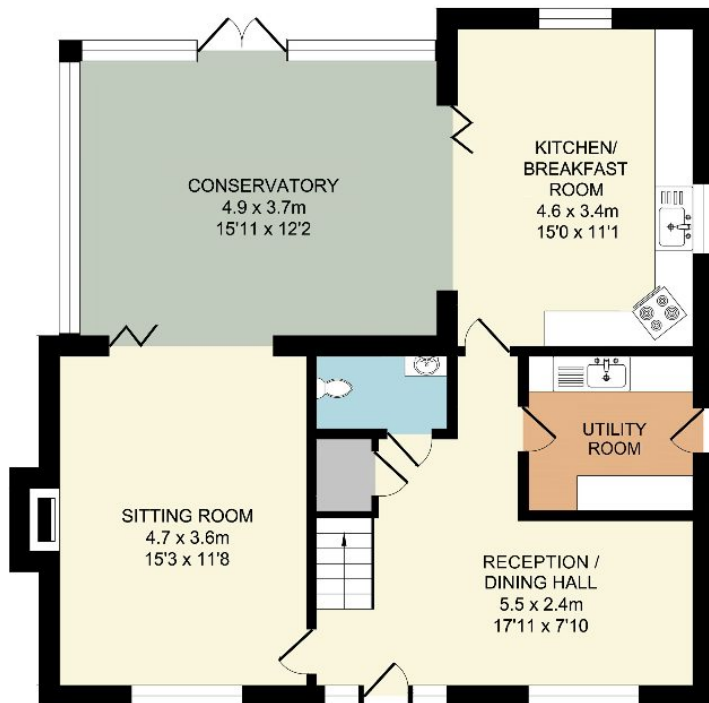




Dudley
**Singleton
& Daughter**
The Country Agent



GROUND FLOOR APPROX. FLOOR
AREA 80.0 SQ.M. (861 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 59.0 SQ.M. (635 SQ.FT.)



GARAGE APPROX. FLOOR
AREA 17.0 SQ.M. (183 SQ.FT.)



TOTAL APPROX. FLOOR AREA 156.0 SQ.M. (1679 SQ.FT.)

All measurements 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

Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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