



Dudley
**Singleton
& Daughter**
The Country Agent



Wild Briar • Bradfield Southend • Berkshire

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A beautifully presented 4-bedroom, 3-bathroom detached 1930s period home, in first-class order throughout.

4,037 sq ft / 375 m²

Gardens & Grounds extending to 0.4 acre
(all measurements are approximate)

Newbury 9 miles • Reading 8 miles • M4 (junction 12) 5 miles • Theale train station 4 miles, • Pangbourne 5 miles

Your attention is drawn to the important notice on page 7





A beautifully presented 4-bedroom, 3-bathroom detached 1930s period home, extended in 1997, with the interiors being significantly upgraded in 2017.

The property is presented in first-class order throughout, having been thoughtfully redesigned, refitted, and redecorated to an exceptional standard in recent years. Of particular note is the stunning open-plan kitchen/breakfast/living room, creating a wonderful heart to the home.

Set within generous, private gardens, the property also benefits from a substantial, high-quality purpose-built outbuilding. In front of this lies a large outdoor heated swimming pool, complete with a recently refitted, non-slip surround. This outbuilding features a large games/cinema/living room with French doors opening onto a rear terrace, enjoying far-reaching views over open farmland.

Special features:

- The open-plan kitchen/breakfast/living room forms a fabulous hub of the house, extending to approximately 29' x 25'. This space is flooded with natural light and features tri-fold doors opening onto the rear garden
- Recently fitted contemporary kitchen with porcelain work surfaces, Quooker hot tap, central island with induction hob, breakfast bar, and wine cooler. Integrated appliances include a Siemens fridge freezer, dishwasher, and three Siemens ovens: a steam oven, a grill oven with a warming drawer, and a microwave

- Double-aspect sitting room with French doors opening onto the rear terrace, fitted media unit, ambient ceiling lighting, and gas fire
- Underfloor heating to the reception hall and kitchen/living area
- Utility cupboard located within the family bathroom with plumbing for a washing machine and tumble dryer
- All bedrooms are doubles, and all shower rooms are finished to a high specification
- Control4 system provides a sound system throughout the property, and selected lighting controls
- Outdoor heated swimming pool approximately 36' x 18', with a recently refitted non-slip surround
- Substantial outbuilding comprising a large games/cinema/living room with windows and doors overlooking the pool, French doors opening onto the rear terrace, light and power, a small prep/hobby area, a plant room, and a store room
- EV charging point

Summary of accommodation:

Main house: Reception hall, sitting room, kitchen/breakfast/living room, study, family room, cloakroom, four double bedrooms, family bathroom, and ensuite shower rooms to bedrooms one and two.

Attached garage and store. EV charging point.



Outbuilding: Games/cinema/living room, plant room, store room, prep/hobby area.

Gardens: The house is set back from the road and approached via a large driveway providing ample parking and access to the garage. The rear gardens are south-facing, very private, and beautifully maintained, with lawns, fruit trees, mature trees, established shrubs, and hedging. A heated swimming pool sits at the end of the garden.

There is a terrace that runs the full width of the property. There is also a brick-and-timber loggia with a translucent roof, alongside a brick-built BBQ with a chimney. A further terrace sits behind the games room outbuilding, enjoying lovely views over open farmland.

Local facilities: The village primary school, community-run shop and post office, and the village pub are all within easy walking distance. The shop sits alongside the village green, which includes a children's play area, cricket pitch, and football pitch, and hosts a range of annual events, including the popular May Day Fayre. The village cricket pavilion and the highly regarded primary school are also within walking distance. This is a thriving village with a strong sense of community.

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.

Schools: Walking distance to St Peter's Pre-school and Bradfield Primary School. Bradfield College, Pangbourne College, Downe House, St Andrew's Prep School, Cranford House, Moulsoford Prep School, Brockhurst & Marlston House Prep and Elstree School are all within easy driving distance.

Directions: With the Queens Head pub (RG7 6EY) on your right, follow Southend Road for a short distance past St Peter's Church and the property will be found on the left-hand side, almost opposite Heath Road.

Post Code: RG7 6EU

What3words: smart.desktop.earpiece

Tenure: Freehold

Note : Some seasonal summer photographs used in the marketing material.





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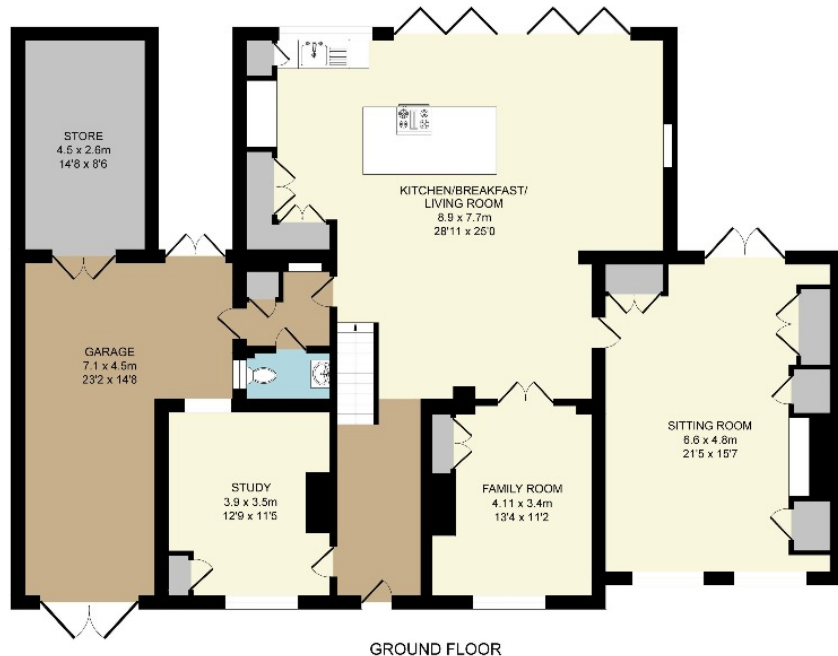
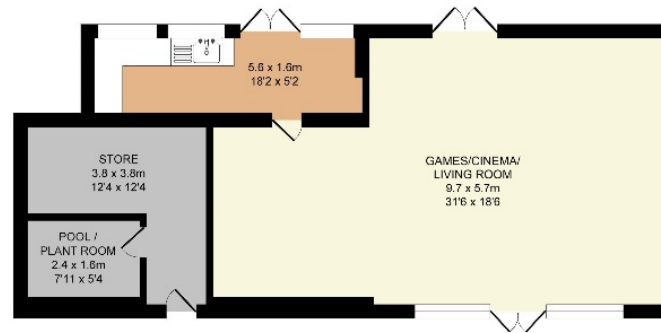


TOTAL APPROX. FLOOR AREA 375.1 SQ.M. (4037 SQ.FT.)

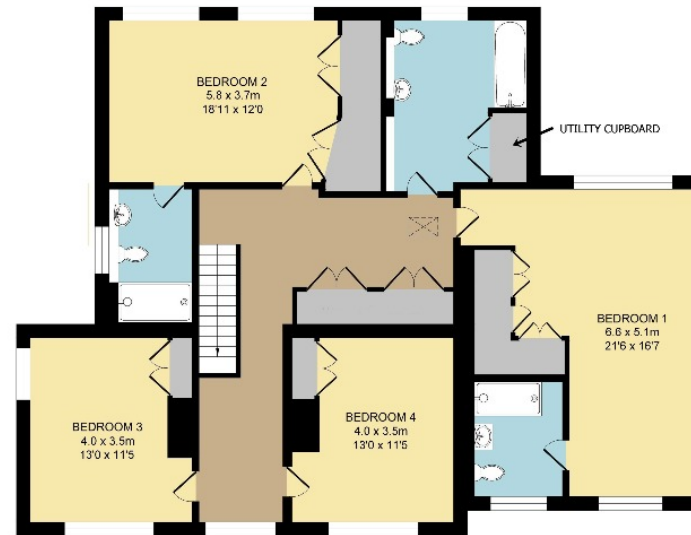
Main house approx. floor area 301.8 sq.m. (3248 sq.ft.)

Outbuilding approx. floor area 73.3 sq.m. (789 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. Not to scale. www.singletonanddaughter.co.uk



GROUND FLOOR



FIRST FLOOR

General:

LPG heating with concealed tank below ground installed to the front garden
Mains water and drainage
Mains electricity
Worcester gas fired boiler
Water softener
Calorex inverter heat pump for the swimming pool
Gigaclear high speed fibre broadband connected
It is not a listed building
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

EPC Rating D

Council Tax: West Berkshire, Band F

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

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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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