



Gunnells Cottage • The Avenue • Bucklebury • Berkshire

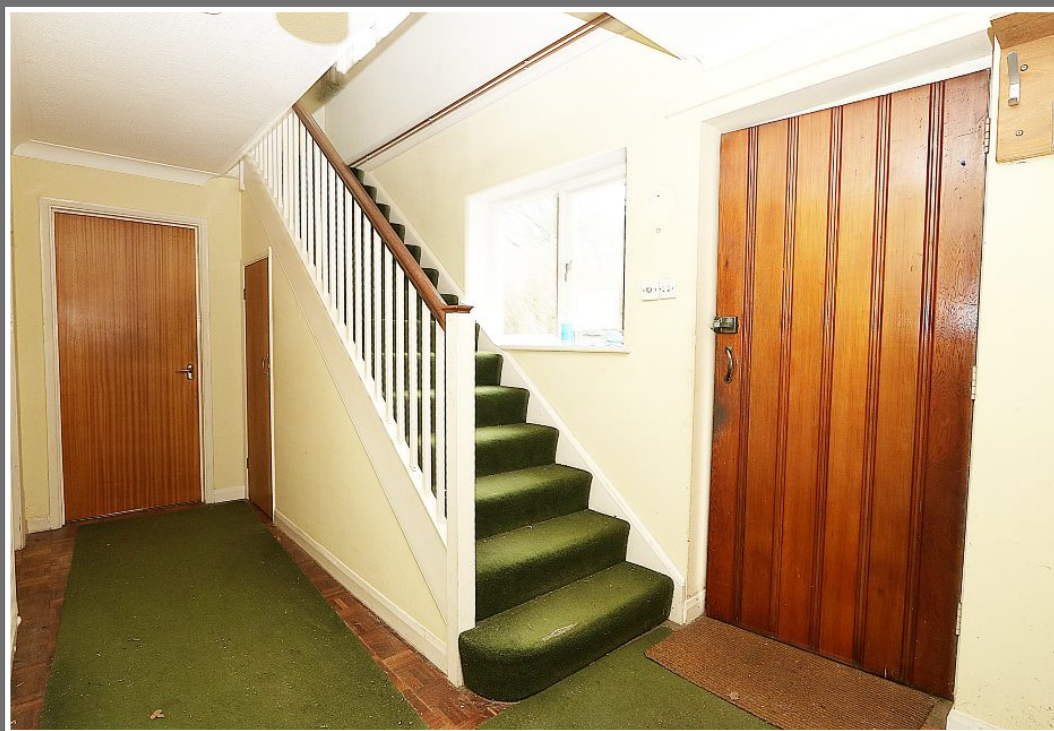
Gunnells Cottage • The Avenue • Bucklebury • Berkshire

Pangbourne 6 miles • M4 (junc 12) 5 miles • Reading / Newbury 8 miles • Theale Station 7 miles
(all distances/timings approximate)

A detached 4 bedroom house, enjoying a magnificent location. The property offers huge potential for either a 1:1 replacement dwelling, or a complete refurbishment and extension (subject to local authority planning permission).

1,991 sq ft / 185 m²
Gardens & Grounds extending to 0.56 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A detached 4 bedroom house, enjoying a magnificent location. Situated just off the beginning of The Avenue of Oaks, and set amidst the famous unspoilt and very beautiful Bucklebury Common, within an area noted to be of outstanding rural beauty and tranquillity.

Built in the 1970s and enjoying a large plot. Bordered to the left and right by National Trust fields, and overlooking pastureland to the rear. The property offers huge potential for either a 1:1 replacement dwelling, or a complete refurbishment and extension (subject to local authority planning permission).

Summary of accommodation: Entrance hall, study, sitting room, dining room, kitchen, utility room, 4 bedrooms, family bathroom, ensuite to bedroom 1.

Gardens: Large south facing rear gardens, overlooking pastureland. Useful outbuilding, garden store, detached double garage. Long gravel drive from The Avenue. Detached double garage and parking for a number of cars.

Gardens & Grounds extending to 0.56 acre (approx.)

Local facilities: This area is known for fine restaurants and period pubs and just down The Avenue is the recently refurbished gastro pub; The Bladebone, with its

excellent restaurant. There is also a lovely tea room; The Blackbird Café, serving a fine range of cakes and snacks.

There is a general store at Upper Bucklebury and a Post Office and general store at Southend Bradfield, both within a few minutes' drive. Stanford Dingley is a short distance by car with its famous 16th century pub, The Old Boot Inn. Yattendon village is just a couple of miles away with the famous country house hotel and restaurant; The Royal Oak.

The village of Bucklebury, which is mentioned in the Domesday Book, is positioned with extremely convenient road links to the M4 and A4. Heathrow airport is an hour's drive.

There are train stations within easy reach at Thatcham and Pangbourne giving good commuter access to Reading (Crossrail) and London Paddington.

For extra shopping and amenities, Pangbourne village is 15 minutes' drive and has a fabulous selection of award-winning specialist shops, restaurants, riverside pubs, a health centre, dentists, hairdressers.

Bradfield College has a fabulous sports complex open to public membership, with a fine indoor pool, indoor tennis courts, squash, gym and fitness centre and 9-hole golf course.





Schools: Excellent schools abound within easy driving distance to include; Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Preparatory School. There is a C of E primary school at both Upper Bucklebury and Bradfield.

Directions: From Bradfield Southend, head onto the Avenue of Oaks, turn left into the third driveway on the left, before the footpath sign. Follow the driveway round to the right and Gunnells Cottage is the last house.

What3words: viewer.wooden.link

Post Code: RG7 6NJ

Tenure: Freehold

Services: Electricity, mains water, oil fired central heating, septic tank drainage. High speed Gigaclear available but not connected.

EPC Rating: F

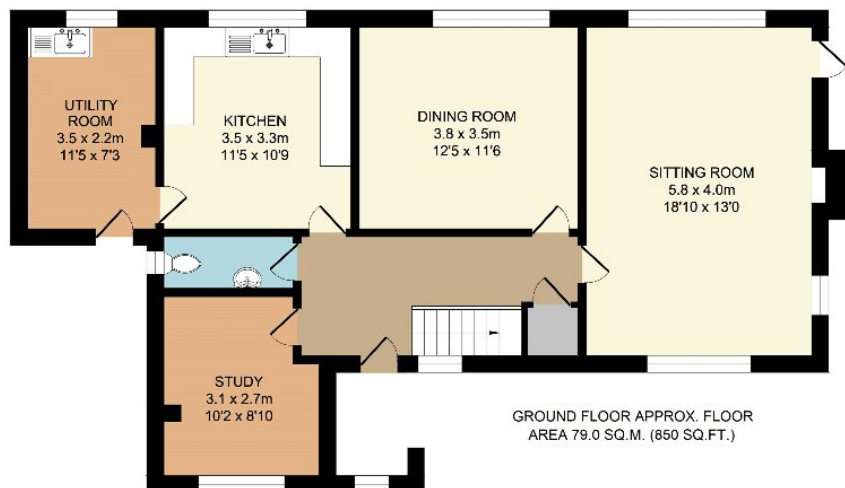
Local Authority & Council Tax Band: West Berkshire, Band G

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

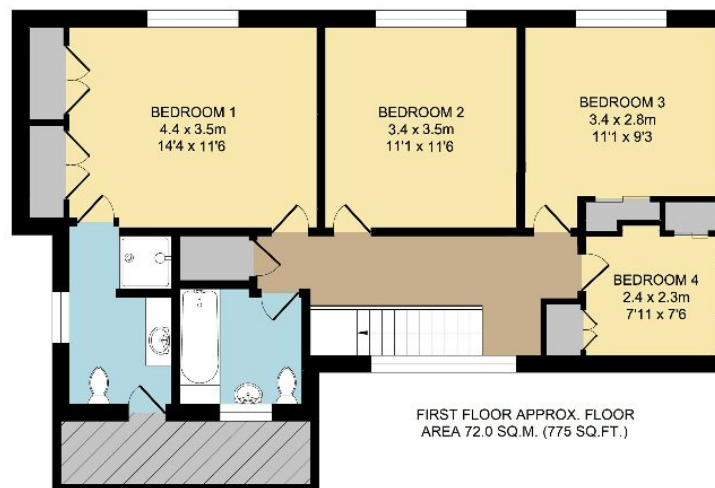


Dudley
**Singleton
& Daughter**
The Country Agent



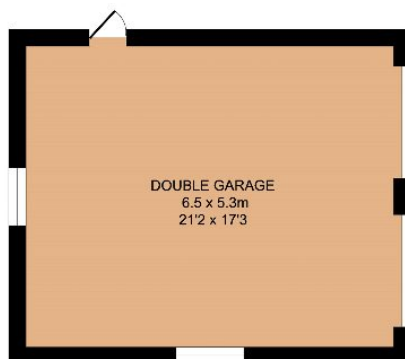


GROUND FLOOR APPROX. FLOOR
AREA 79.0 SQ.M. (850 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 72.0 SQ.M. (775 SQ.FT.)

GARAGE APPROX. FLOOR
AREA 34.0 SQ.M. (366 SQ.FT.)



TOTAL APPROX. FLOOR AREA 185.0 SQ.M (1991 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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