



Wayland House • Bradfield • Berkshire



## Wayland House • Waylands Close • Bradfield

An elegant 4 bedroom detached period country house, originally constructed in 1834 as the Bradfield Hospital, reconstructed and refurbished to exacting standards in 1998. The property has been Immaculately and tastefully maintained, improved, and decorated to the highest standards over the 21 years of the present owner's occupation.

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2,282 sq ft / 212 m<sup>2</sup>  
(all measurements are approximate)

Pangbourne 4.5 miles • Reading 6 miles • M4 (Junc12) 4 miles • Theale train station 3.5 miles - travel time to London Paddington 45 minutes  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7









Wayland House occupies a commanding position of the main entrance from the peaceful lane, with splendid views over natural farmland to the front from all major rooms.

This is a light, bright house, as easily occupied by 2 persons as well as a larger family, and can be securely left to its own devices whilst the owners are away. The accommodation is unusually spacious and flexible, with fine proportioned high ceilings throughout.

Wayland Close is an exclusive residential close, with only 17 homes all in keeping with the original period style of Wayland House. The grounds surrounding the properties are covered under a maintenance agreement, including a large 3-acre meadow which is communally owned for general amenity use. This small development is surrounded by farmland on all sides.

The beautiful and historic Bradfield village has long been known as an exclusive and sought after place to live. The name is derived from "Broadfield", an indication perhaps of its original agricultural character; formerly a Saxon settlement, the village is mentioned in the Domesday Book of 1086. The River Pang wends its way from its ancient source in the old Roman watercress beds at Stanford Dingley, and ends a short distance away in Pangbourne where it flows gently into the Thames.

#### Special features:

- Beautiful Italian style walled garden, wonderful all year round. Recently redesigned and refitted, featuring a centrally positioned dining area under a large pergola with fragrant jasmine climbing the 4 posts. An outdoor kitchen area with Beefeater gas BBQ and grill, an extensive range of stainless-steel cupboards and granite work surfaces either side
- Kitchen/living/breakfast room is a splendid hub of the house with French doors opening onto the wonderful rear gardens. Refitted to a very high standard with wide granite work surfaces, Bosch ovens, warming drawers, induction hob, and central island
- The first floor accommodates the principal bedroom with an ensuite bathroom, and a large sitting room, the second floor has 3 bedrooms, a family bathroom, and an ensuite shower room
- Spacious well-fitted utility room with granite work surface, sink, freezer, plumbing for washing machine and tumble dryer, and stable door to rear garden
- Dining room with polished oak floor, ornamental fireplace, double French doors open to the gardens
- Present owners have extended the kitchen/living room
- Replacement double glazed windows, in keeping with the period style, and external doors throughout in 2022, and new guttering and maintenance free soffits and fascias





**Summary of accommodation:** reception hall, kitchen/living/breakfast room, study, sitting room, dining room, utility, cloakroom, 4 bedrooms, 2 ensuites, family bathroom. Single integrated garage.

**Gardens:** Professionally landscaped Italian style walled garden to the rear, enjoying the sun throughout the day. Flowerbeds stocked with magnificent white hydrangeas. Outdoor kitchen area with fitted gas BBQ. Summer dining area under a pergola, summer sitting area, cushion cupboard, flagstone tiling. A wonderful area all year round. Single integrated garage. Driveway parking and guest car parking.

**Local Facilities:** This area is known for fine restaurants and period pubs. Just down the road in Chapel Row is The Bladebone pub, with an excellent restaurant and summer garden, and the Blackbird Café. There is a Health Centre in Chapel Row and a Post Office and general store at Southend Bradfield, within a few minutes drive. Stanford Dingley is a short distance by car with the 15<sup>th</sup> century pub, The Bull and The Boot Inn. In Yattendon, the Royal Oak at Yattendon, an internationally known country house hotel and fine restaurant.

Newbury and Reading are equidistant. Thatcham is only a short distance away with a Waitrose and a further selection of shops. Pangbourne is about a 10 minute drive with a wonderful selection of award winning independent shops, a small supermarket, dentists, library, hairdressers, hardware store, riverside pubs and fine restaurants.

There are excellent rail connections to Reading and London Paddington within easy driving distance. Theale to London Paddington is only a 45 minute train journey. The M4 Junction 12 at Theale connecting to London and Heathrow is only a 4 miles drive.

The Sports Centre & Tennis Complex at Bradfield is 5 minutes drive away with its fabulous indoor swimming pool, indoor and outdoor tennis courts, squash and fitness centre open to public membership. For the equestrians there are riding schools in the area with lots of bridle paths through marvellous farmland and Bucklebury Common. There is polo on the Englefield Estate only 10 minutes away. Golf courses at Streatley, The Springs, Badgemore, Calcot, and Bradfield.

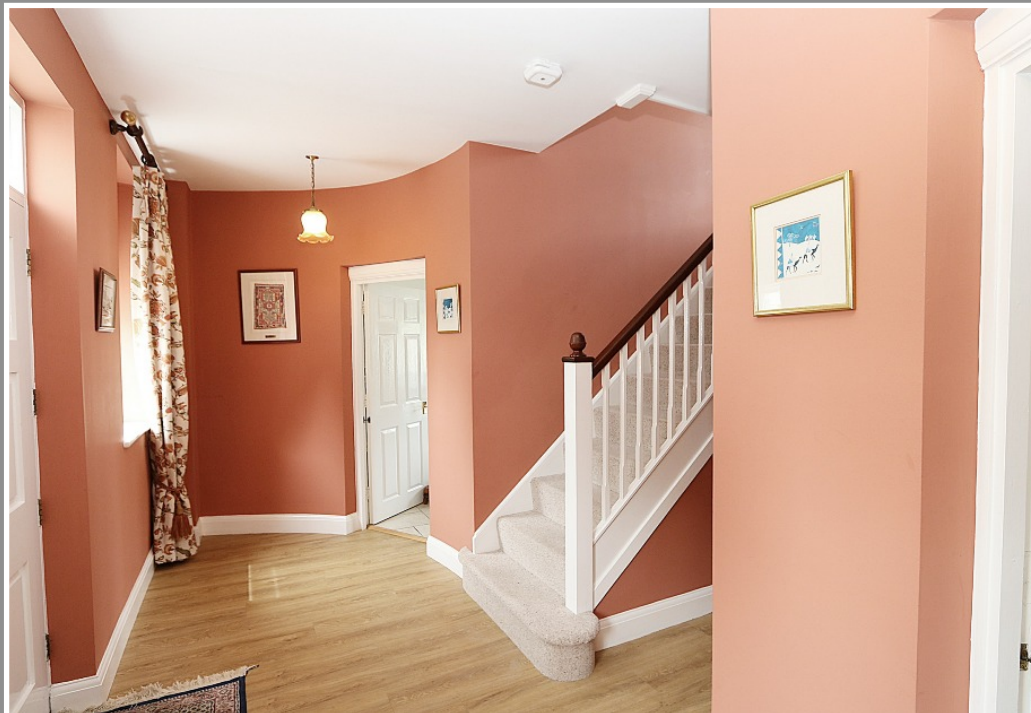
**Schools:** Bradfield C of E Primary School. Bradfield College and Pangbourne College are nearby. Downe House, St Andrew's Preparatory School, Cranford House, Moulsham Prep School, The Oratory School, Brockhurst & Marlston House Prep and Elstree School are all within easy driving distance.

**Post Code:** RG7 6AG

**What3words:** releasing.weeknight.introduce

**Tenure:** Freehold

**Note:** Maintenance charge currently £1,295 per annum (correct June 2025) to include drainage, third party insurance, access road, communal gardens including the 3-acre field, and electricity for street lighting. Each property is responsible for all costs relating to their building and their private/individual gardens.



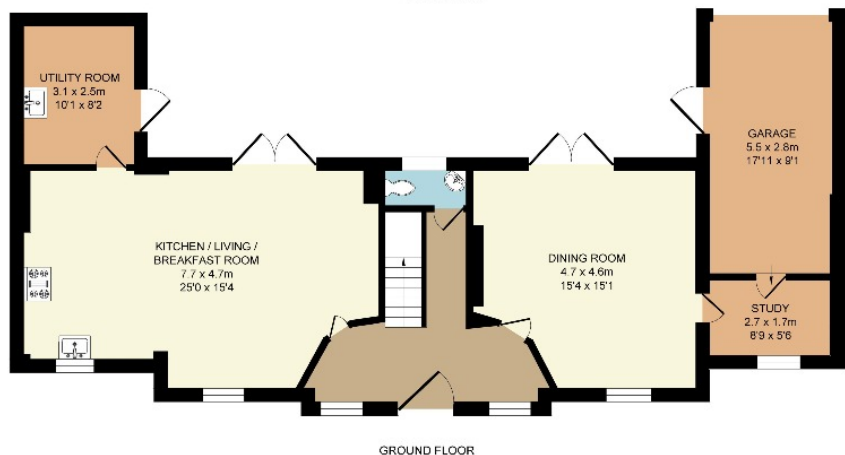
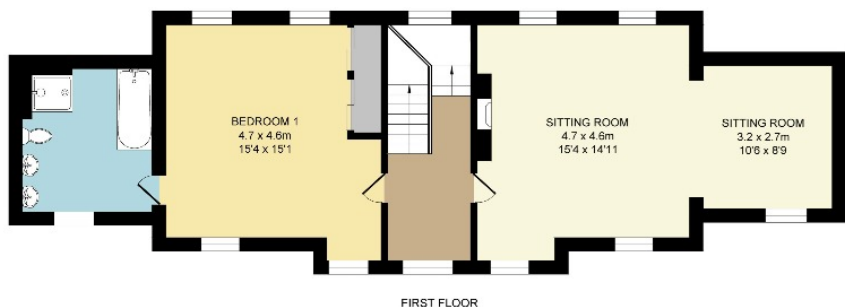




Dudley  
**Singleton  
& Daughter**  
The Country Agent







### Some material information to note:

Electric central heating, both floor and ceiling  
Mains electricity and water  
Private shared drainage  
Driveway parking at the front, and 2 spaces at the rear of the property, and a single integrated garage  
Accessibility; step free access from the street to the inside of the property  
Gigaclear high speed broadband connected FTTP  
Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk)  
This is a low-risk flood area  
Property construction is brick and render under a tiled roof  
It is not within a conservation area  
It is not a listed building  
There are no Tree Preservation Orders

**EPC Rating** tbc

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

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

**Websites:** [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) [rightmove.co.uk](http://rightmove.co.uk),  
[mayfairoffice.co.uk](http://mayfairoffice.co.uk), [countrylife.co.uk](http://countrylife.co.uk)



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

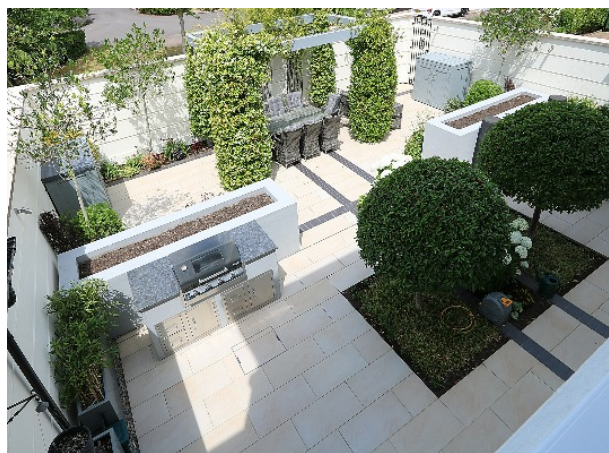
1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information 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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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN  
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