



The Thatched Cottage • Cock Lane • Bradfield



## Thatched Cottage • Cock Lane • Bradfield - Lettings

A delightful 3-bedroom detached cottage, in excellent order throughout.

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1,799 sq ft / 167 m<sup>2</sup>  
(all measurements are approximate)

Theale train station 4 miles • Pangbourne 5 miles • Newbury 9 miles • Reading 8 miles • M4 (junc. 12) 5 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7









A delightful 3-bedroom detached cottage. In excellent order throughout. Set within a very pretty area in the highly sought after Cock Lane, the cottage enjoys a sunny aspect and is very secluded.

With a heated outdoor swimming pool, with safety cover, a covered hot tub, 3 double bedrooms, recently modernised, refurbished, and re thatched, this is a lovely country cottage, perfect for a couple or a family.

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:

- Excellent condition throughout
- Sitting room is double aspect, and has a wood burner
- Kitchen is modern, with a Rangemaster cooking range, integrated dishwasher, fridge, freezer and washing machine, breakfast table, and windows overlooking the rear and front gardens
- Tumble dryer located in an outside cupboard
- Heated outdoor swimming pool with safety cover for animals and children, and summer house for changing/storage
- Covered hot tub, can be used all year round

- All bedrooms are doubles, two with fitted wardrobes
- Bathroom has separate shower and roll top bath

**Accommodation:** Sitting room, living room, dining room, kitchen with breakfast area, cloakroom, 3 double bedrooms, bathroom.

Double detached garage. Timber outbuilding for storage/gym with power and lighting

**Gardens:** Rear gardens have a large lawned area, established flower beds, good sized heated swimming pool with an electric safety cover for children and pets. Front garden has a raised decked area with a covered hot tub.

There is a gate giving access to the village green/ playing fields

Brick paved parking area before the garage, with electric close boarded timber gate. Timber store with light and power for storage/mini gym. Pump room.

**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 (accessed from the cottage directly). There is an excellent riding school, a village hall with all sorts of events and a children's play area. 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 at Bradfield College. 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.

The M4 Junction 12 at Theale is within easy driving distance, as is M4 Junction 13. Reading and Newbury are equidistant and Pangbourne village is nearby with its tremendous selection of specialist shops and a train station.

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, and The Bull in Stanford Dingley.

**Schools:** Walking distance to 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:** At the Queens Head pub (RG7 6EY) turn into Cock Lane, and the property is found on the left, opposite the primary school.

**Post Code:** RG7 6HN

**What3words:** herbs.blotchy.crimson

**Some material information to note:**

Mains water & drainage. Mains electricity and oil-fired heating. Separate oil-fired boiler for the pool.

Driveway parking and a detached garage

Accessibility; step free access from the street to the inside of the property

Gigaclear high speed broadband connected FTTP

This is a low-risk flood area

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

**Deposit:** A holding deposit equivalent to 1 weeks rent (to secure the property). A damage deposit equivalent to 5 weeks rent will be held by the Government approved Tenancy Deposit Scheme.

**Rent:** To be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

**Tenancy Information:**

The following are permitted payments which we may request from you:

- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax







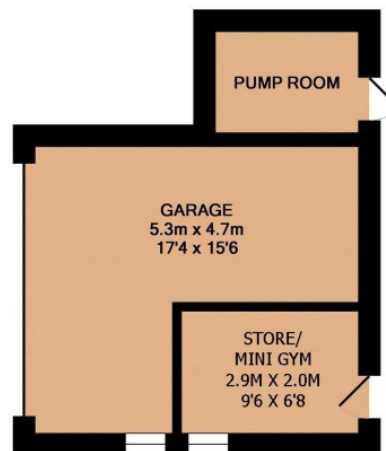
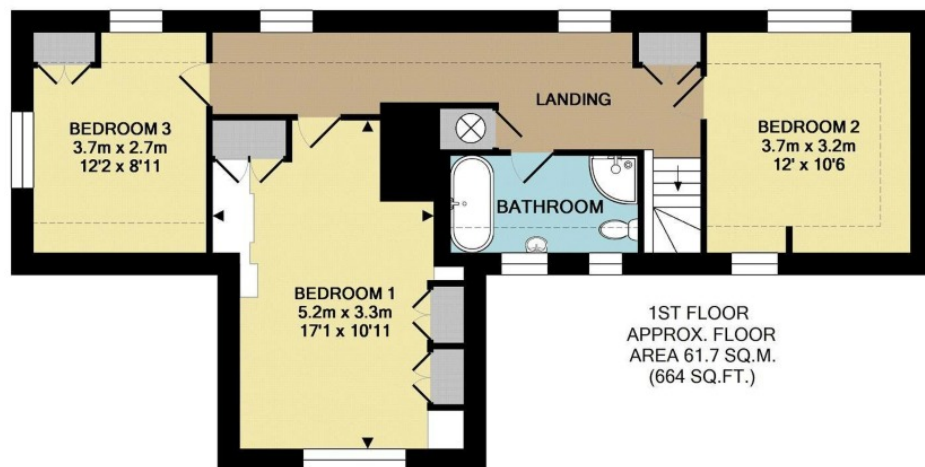
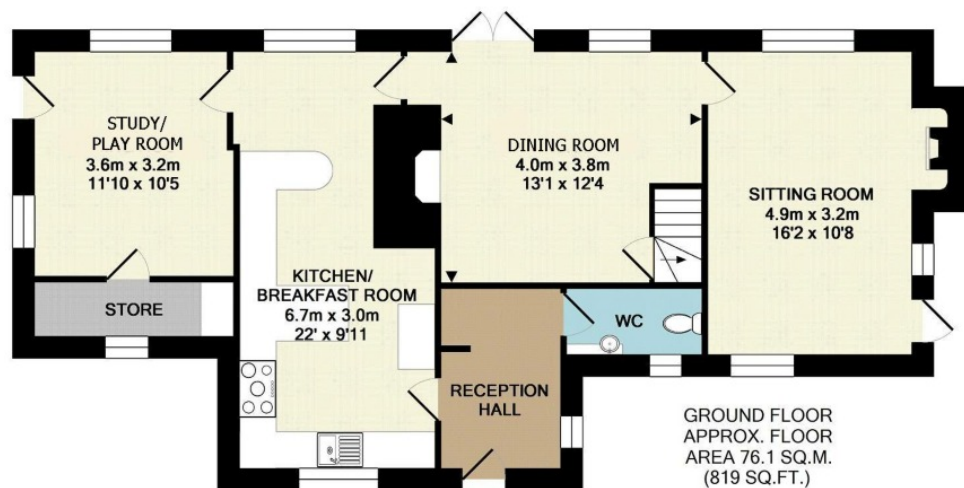
Dudley  
**Singleton  
& Daughter**  
The Country Agent





TOTAL APPROX. FLOOR AREA 167.2 SQ.M. (1799 SQ.FT.)

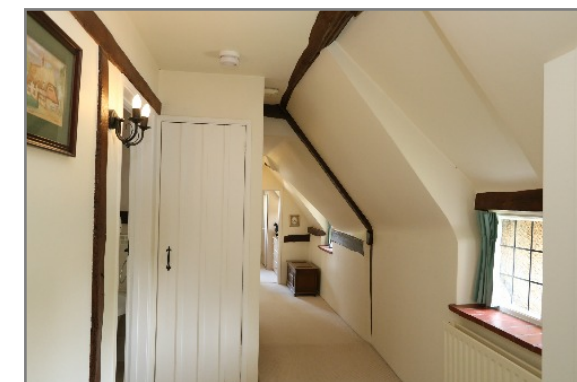
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Produced for Singleton and Daughter Estate Agents



g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals.



**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  
**0118 984 2662**

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