



9 Waylands Close • Bradfield • Berkshire

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A modern 4 bedroom, 3 bathroom detached house, linked on one side by a garage.
Set in a small hamlet of houses built in the Victorian style, tastefully in keeping with the original fine old Wayland House,
and enjoying fabulous rural views.

2,206 sq ft / 205 m²
(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)

Your attention is drawn to the important notice on page 7





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The property directly overlooks a private, well-maintained meadow which is owned by the residents of the Close, and accessed directly from the rear garden of number nine by way of a gate.

The interior of the property has been tastefully designed, with a large open plan kitchen/living/conservatory area with a below ground spiral wine cellar, with lots of windows overlooking the very private rear garden, which is a delight in all seasons.

Wayland Close is privately owned, there is no thoroughfare for traffic except for residential access. It is very safe location for children and pets and is set within a sleepy rural area noted to be of Outstanding Rural Beauty.

Special features:

- The large sitting room has a very pretty bay window overlooking the front with double doors leading directly into the dining room, which, in turn has bi-fold doors leading into the conservatory
- The kitchen area is open plan to the large conservatory, with under floor heating and a wood burning stove
- The kitchen/living/breakfast area, is well-fitted with extensive oak Shaker-style units, granite worksurfaces, a large preparation island with sinks, fitted dishwasher, and full width breakfast bar. 5 ring Miele gas hob, Miele microwave, 2 Miele

ovens, large fridge/freezer and bespoke pantry unit. Polished limestone flooring throughout this open plan area

- Fantastic below ground circular wine cellar, with an electrically operated door leading to a spiral staircase, with lighting and power
- Family room/dining room and sitting room have solid birch flooring, and bedrooms 1 and 2 have solid beech flooring
- Fitted study area to landing, overlooking the front of the property
- Bedroom 1 has a balcony enjoying superb views over the rear garden and meadow, and an ensuite shower room
- Very large integrated double garage with power and lighting
- Most windows have been recently replaced with primary double glazed units

Summary of accommodation: Reception hall, sitting room, family/dining room, conservatory/kitchen/breakfast room, utility room, cloakroom. Study area to landing, Bedroom 1 with ensuite shower room, bedroom 2 with ensuite shower room, two further bedrooms and a family bathroom. Integrated large double garage.

Gardens: Front garden with lawn area, mature shrubs and very pretty established wisteria. Rear garden with access gate to the communal meadow, log store, vegetable areas, lawn, high hedges and mature shrubs giving lots of privacy. Integrated double garage, accessed from the front block paved parking area.

Note: Library photographs have been used for the interior and exterior.



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 15th 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.

Schools: Bradfield Primary School is a short drive, as are Bradfield College and Pangbourne College. Downe House, St Andrew's Preparatory School, Cranford School, Moulsoford Prep School, The Oratory School, Brockhurst & Marlston House Prep and Elstree School are all within easy driving distance.

Post Code: RG7 6AG Tenure: Freehold

Note: All owners take a one share interest in the management company.

Service charge for communal areas: currently £1,900 per annum (correct May 2026) to include recently replaced sewage treatment plant, third party insurance, access road, communal gardens including the meadow, and electricity for street lighting.

General:

Electric heating and wood burner
Mains electricity and water
Private shared drainage
Gigaclear high speed broadband connection available
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: F

Council Tax Band: West Berkshire, Band G

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

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

0118 984 2662 info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

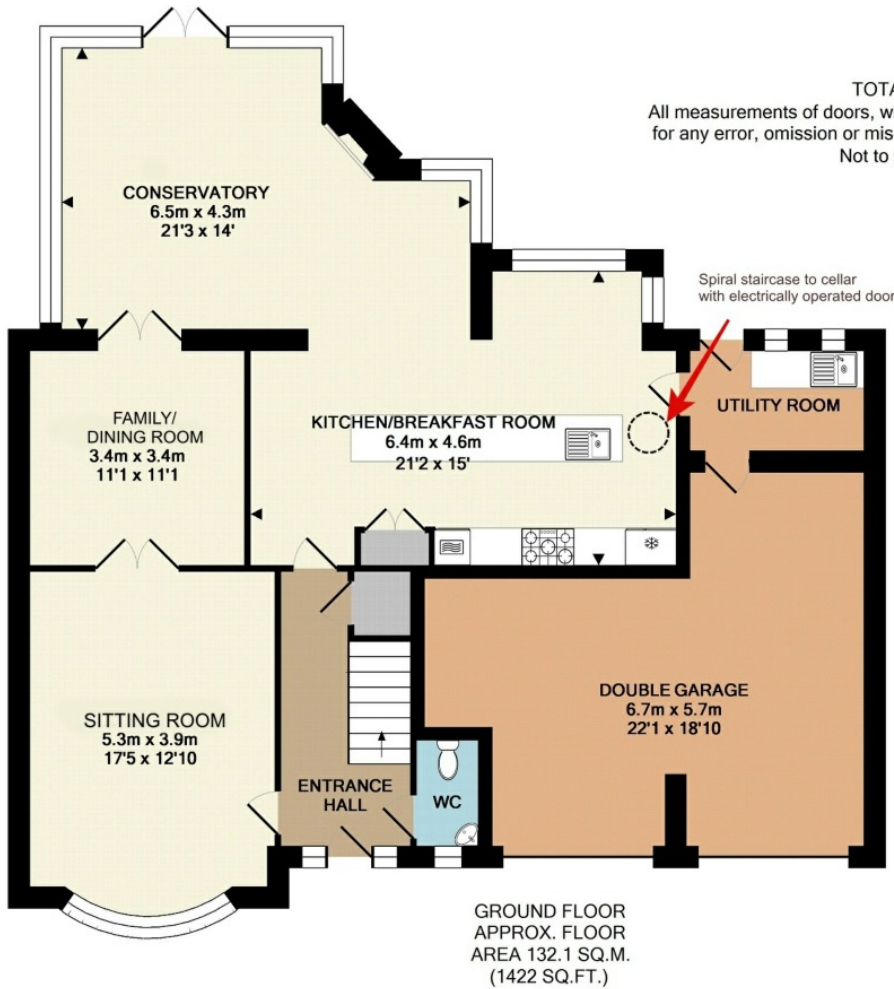
London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD





TOTAL APPROX. FLOOR AREA 204.9 SQ.M. (2206 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



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