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3 HORNBEAM PIGHTLE, BURGHELD COMMON, READING, BERKSHIRE, RG7 3YH



- No Onward Chain
- Ground Floor Office
- Refurbished Throughout
- Double Garage
- Utility Room
- EPC Rating C

Offers in excess of £685,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE BURGHELD COMMON BRANCH ON 0118 983 1201



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PROPERTY DESCRIPTION

Situated in a cul-de-sac of just seven properties close to local woodlands, countryside and amenities is this four-bedroom detached house with a ground floor office. The current owners have refurbished the property to a high standard throughout, creating a contemporary open plan feel which is also ideal for entertaining. Features include engineered oak flooring, an energy efficient log burner in the living room, elevated views over woodland, solid oak doors throughout and a recently installed sun deck providing outdoor entertainment space.

The property benefits from a private and secluded garden, a double garage with block paved driveway, a bespoke refitted kitchen/dining room, utility room, refitted ensuite and bathroom, built-in bedroom storage and no onward chain. EPC rating C.

LOCAL INFORMATION

The area of Burghfield comprises Burghfield Common and Burghfield Village and is located within West Berkshire. There is a range of schooling from playgroups to secondary education (The Willink School) and a range of facilities including Tesco Express, village stores, green grocers, pet shop, bakery, chemist, health centre, vet, churches, post office, village hall, garages, recreation grounds and leisure centre with swimming pool and gym. The area also boasts a variety of woodland walks and bridle paths and there are numerous country pubs within a few miles drive. There is good commutable access to the nearby towns of Reading, Newbury and Basingstoke and motorway networks M3 and M4. A regular bus service takes you to and from Reading town centre, and there are rail links at Theale and Mortimer providing direct access to London Paddington in an average of just 40 minutes.



ACCOMMODATION

The accommodation comprises a bright and airy entrance hall providing access to the refitted downstairs w/c, stairs to the first floor, under stairs storage, the dining area and office. The front dual aspect office enables privacy for home working and pleasant views over woodland. The rear aspect refitted kitchen benefits from integrated appliances, solid oak breakfast bar and access to the utility room. The adjacent dining area can accommodate an eight-seater dining table and has patio doors to the garden. The dual aspect living room with engineered oak flooring, has an energy efficient working log burner and patio doors to the garden. The utility room has plumbing for a washing machine, space for a tumble dryer and side access to the garden.

On the first floor there is a spacious landing with access to the airing cupboard, the loft, all four bedrooms and the family bathroom. Bedroom one benefits from a range of built in wardrobes and a modern refitted en-suite with a double width walk-in power shower. Bedrooms two and three both have built in wardrobes. The refitted family bathroom benefits from floor to ceiling tiling, an 'L' shaped bath with power shower and a wall mounted heated towel rail.

OUTSIDE SPACE

To the rear of the property is a private and secluded two tier landscaped garden with gated access from the main steps. From inside the house, the garden can be accessed via the utility room and via patio doors from both the dining and living areas. There is a paved patio with steps leading to the newly fitted sun deck which is ideal for outdoor entertaining. There is a range of mature trees and shrubs on the border. The rear garden has a brick retaining wall, garden shed and is enclosed on all sides by panel fencing. To the front of the property is a block paved driveway giving parking for multiple vehicles and a double garage with twin doors. There are steps leading to the front door.





LOCAL AUTHORITY and SERVICES

Mains electric, gas, water and drainage. West Berkshire Council tax banding F.

CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

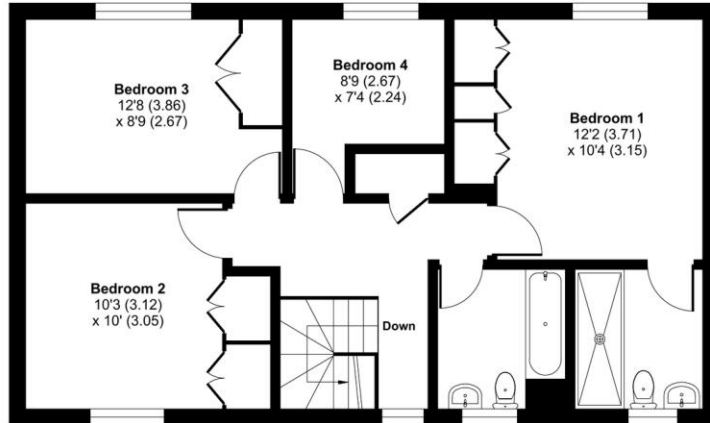
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The

Approximate Area = 1427 sq ft / 132.5 sq m

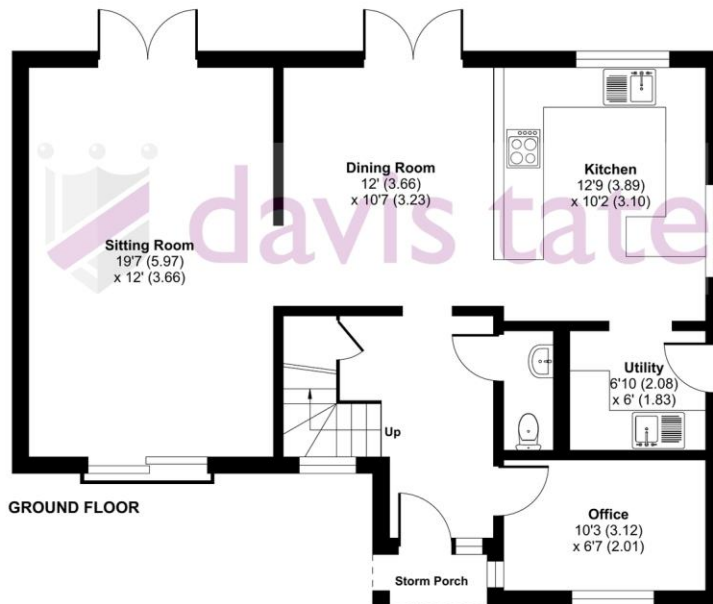
Garage = 291 sq ft / 27 sq m

Total = 1718 sq ft / 159.5 sq m

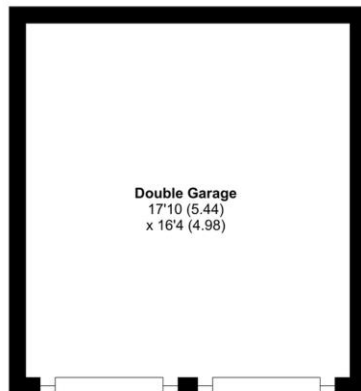
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1014337