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26 CLAYHILL ROAD, BURGHFIELD COMMON, READING, BERKSHIRE, RG7 3HE



- Four Bedroom Detached Home
- Over 3000sqft Of Accommodation
- Generous Sized Garden & Ample Parking
- Four Double Bedrooms All With En-suites
- Three Separate Reception Rooms & Study
- Modern Refitted Kitchen/Dining Room
- Excellent Condition Throughout
- Separate Dining Room & Utility Room

Guide Price £850,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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PROPERTY DESCRIPTION

Offered to the market in a convenient located and extending to over 3000sqft is this very well presented and spacious four-bedroom detached family home sitting on a generous sized plot. Improved greatly by the current vendors and offering versatile accommodation with the potential for a self-contained annex. Set over two floors the property boasts three separate reception rooms, a spacious refitted kitchen/dining room with central island, boot room, utility room, study & cloakroom/w.c. on the ground floor. Upstairs there are four generous sized bedrooms all benefitting from ensuite bathrooms and three benefitting from walk in closets. Outside there is ample parking to the front for multiple cars and to the rear there is a large patio extending to a bar/summer house which is ideal for entertaining. Conveniently located for easy access to local amenities as well as walking distance to Blands, Garland & The Willink schools. EPC B

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 Mortimer and Theale Station for commuters into London.



ACCOMMODATION

On the ground floor the property opens into a spacious entrance hall with cloakroom/w.c. & boot room, stairs leading to the first floor as well as giving access to the snug/bedroom, refitted kitchen dining room with central island & 22' living room with bi-fold doors which open completely to access the garden. The study, family room and utility room all lead off of the living room offering the potential to convert to a self-contained annex should it be required.

Upstairs there is a central landing with all bedrooms leading off of it. All bedrooms are spacious throughout with all benefitting from en-suite bathrooms and either built in wardrobes or walk in closets.

OUTSIDE SPACE

To the front there is ample driveway parking for multiple cars. To the rear there is a generous size garden with large patio area extending to a summer house/bar which is ideal for entertaining. The remainder of the garden is laid to lawn with the rear currently used for chickens, ducks in addition to a vegetable plot, greenhouse, shed & playhouse.

LOCAL AUTHORITY and SERVICES

Water, mains, gas and electric connected.
West Berkshire Council
Council Tax Band D







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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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. Other important information which you need to know about this property can be found at davistate.com

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 ancillary service provider may be an associated company of Davis Tate.

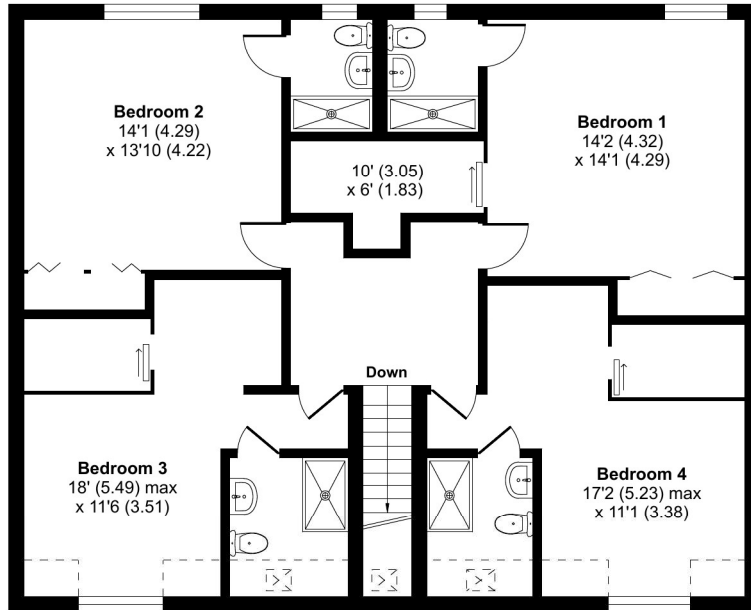
Approximate Area = 2673 sq ft / 248.3 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

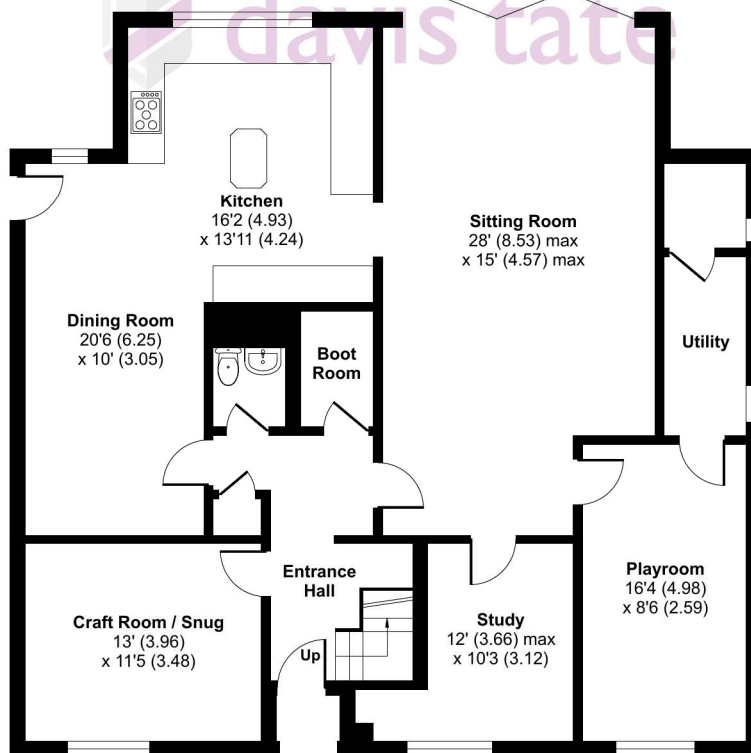
Total = 2726 sq ft / 253.2 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Davis Tate. REF: 1101483