

CORNERWAYS, THEALE ROAD, BURGHFIELD, READING,
BERKSHIRE, RG30 3TN



- Four/Five Bedroom Detached Home
- Three Separate Reception Rooms
- Over 2900sqft Of Accommodation
- 20' Kitchen With Central Island
- Fully Enclosed Child & Pet Friendly Garden
- Detached Garage & Ample Off Road Parking
- Just Over 5 Mins Drive To Theale Station
- Convenient For Schools & Amenities

Guide Price £925,000 (Freehold)

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



davistate.com

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PROPERTY DESCRIPTION

Offered to the market in the ever sought after Burghfield Village is this well presented and spacious four/five bedroom detached family home. The property has been finished to an excellent standard and offers versatile accommodation that could be used in multiple configurations. Set over two floors and measuring over 2900 sqft of internal accommodation and extending to just under 3700 sqft including the double garage. Sitting centrally on a corner plot that is fully enclosed making it pet and child friendly with gardens that wrap around the property. This family home is located just over a 5 minute drive from Theale station and gives easy access to nearby amenities in Burghfield Common, schools and bus routes. Set over two floors and benefitting from four double bedrooms, three reception rooms, three bathrooms two of which are en-suite as well as a spacious kitchen with central island and utility room. With the added benefit of ample driveway parking all make this an ideal family home.

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.



ACCOMMODATION

The accommodation comprises a spacious, bright and airy central hallway with stairs leading to the first floor and all roads leading directly off. On the ground floor there are two double bedrooms, snug, dining room and 22' sitting room as well as a utility room, bathroom and spacious 20' kitchen with central island.

Upstairs there is a central landing with an area currently doubling up as a workspace as well as two spacious bedrooms both of which benefit from an en-suite bathroom and the primary bedroom which extends over 25' also benefits from a walk-in wardrobe/dressing area.

OUTSIDE SPACE

The property sits centrally on the plot with gardens wrapping around the side and rear with multiple seating areas and raised deck area. To the front there is a access via wooden gates that fully enclose the property with ample driveway parking for multiple cars and a spacious detached double garage with electric doors.

LOCAL AUTHORITY and SERVICES

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

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.

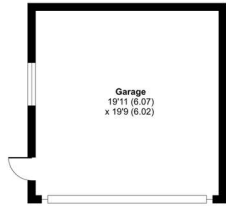
REFERRAL FEES

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.

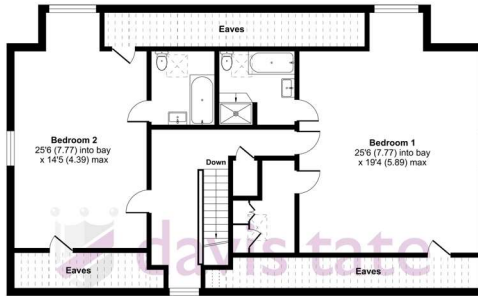
Approximate Area = 2977 sq ft / 276.5 sq m
 Limited Use Area(s) = 302 sq ft / 28 sq m
 Garage = 397 sq ft / 36.8 sq m
 Total = 3676 sq ft / 341.3 sq m

For identification only - Not to scale

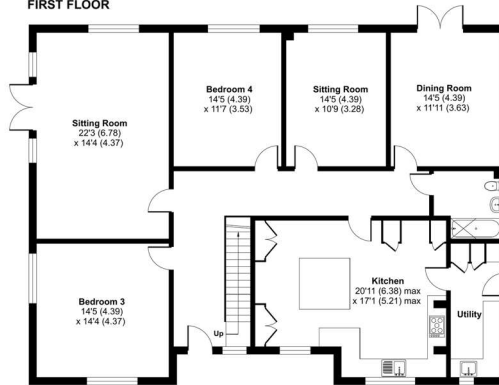
Denotes restricted head height



GARAGE



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Davis Tate. REF: 1105890