



1 STRETTON CLOSE
Bradfield Southend | West Berkshire

1 Stretton Close

Bradfield Southend, West Berkshire RG7 6EN

Theale (M4/J12) - 4 miles • Pangbourne - 6 miles
Reading - 8 miles • Newbury - 9 miles
Heathrow - 35 miles • Central London - 50 miles
(Mileages are approximate)

An attractive modern cottage style three bedroomed detached house with driveway parking, garaging and gardens, situated within favoured West Berkshire village between Reading and Newbury with excellent access to J12 of the M4 at Theale.



Bradfield Southend

A strategically located favoured village in the heart of the Area of Outstanding Natural Beauty between the Kennet and Pang Valleys, providing excellent facilities for riding and leisure pursuits together with the nearby Bradfield College Leisure and Tennis Complex. The village enjoys local amenities including village store, garage, public house and primary school together with a wide selection of both private and state schools within the vicinity.

1 Stretton Close

A detached house forming part of a small select scheme attractively designed and built some 25 years ago by Westbuild Homes. The house has mellow brick elevations under a pitched tiled roof, together with brown finish (either stained timber framed or new UPVC framed) double glazed windows to complement. The house has undergone recent renovation and benefits from a conservatory extension to the rear, which together with the rear garden, enjoys a westerly aspect. The property sits in a Close of similar style properties within a desirable village which is a popular choice amongst families due to its proximity to local amenities (especially good local schools) as well as the glorious surrounds of the West Berkshire undulating countryside.



Entrance Hall, Cloakroom, Sitting/Dining Room, Conservatory, Kitchen, Three Bedrooms, Bathroom, Driveway Parking, Garage, Gardens (The Rear Garden Enjoys a Westerly Aspect).

Price: £425,000

Accommodation

As illustrated on the accompanying floorplan and featuring the following:

- Oil fired central heating system serving radiators
- Double glazing
- Generously sized sitting/dining room with double glazed sliding patio door access to conservatory
- Kitchen with chestnut coloured Shaker style units and drawers together with ample worktop space and some built-in appliances
- Conservatory of masonry and double glazed construction with tiled floor, power, lighting, windows with blinds and two sets of doors giving access to rear garden
- Re-fitted cloakroom
- Three bedrooms all with built-in cupboard/wardrobe space
- Re-fitted modern white bathroom suite including shower bath

Outside

Garage: Single garage with power, lighting and door allowing access to rear garden.

Gardens: Part walled front garden with driveway providing off-road parking for two cars as well as access to the garage. Paved path to front door, outside lighting and lawn with attractive shrubbery. The rear garden is walled and fenced and features a productive walnut tree. In addition the rear garden enjoys a westerly aspect, paved terrace and side access gate. New oil storage tank.

Energy Performance Rating: The full results of the Energy Performance Assessment can be supplied upon request.

Services: Mains water, electricity and drainage are connected.

Local Authority: West Berkshire Council, Market Street, Newbury.

Council Tax: Payable for the year 2018/19 - £2,115.75 (Band E).

Tenure: Freehold.

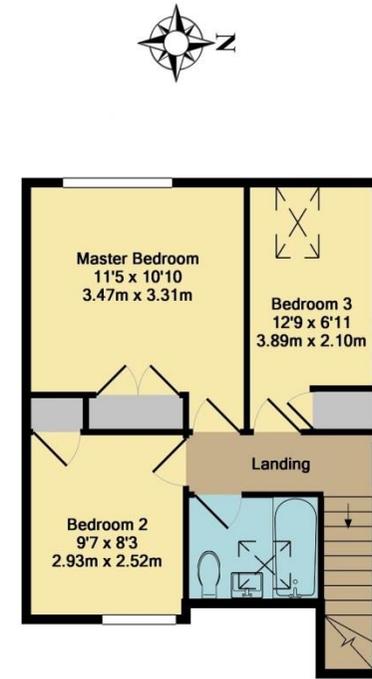
Post Code: RG7 6EN.

Directions: From Theale M4/J12 proceed towards Newbury on the A4 Theale Bypass at the end of which turn right at the roundabout signposted Pangbourne. Take the first turning left signposted Bradfield and continue for about 1.5 miles turning left into Union Road, signposted Bradfield Southend. Continue on this road passing the Queens Head PH and the turning to Heath Road (both on the right). The next turning on the right is Stretton Close. No.1 will be found as the first house on the left.





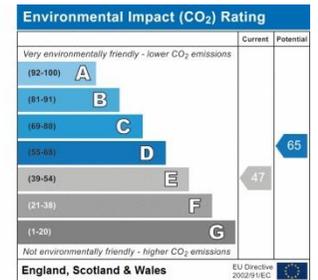
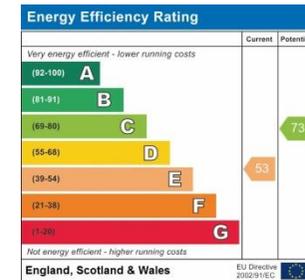
GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area:

90.32 Sq.M.
972.19 Sq.Ft.
(Excl. Garage)



Misrepresentation and Misdescriptions Acts

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