

4 ASH GROVE

BRADFIELD SOUTHEND • WEST BERKSHIRE



BLACK CYGNET

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A cleverly extended, modern 4 bedroom home which has been the subject of an incredible transformation. The current owners who have lived in the property since new have created a very special and unique home.

Entrance hall • Cloakroom • Kitchen / Dining / Family room
• Utility • Study • Sitting room

Master bedroom with en suite • Guest bedroom with en suite
• Two further bedrooms • Family bathroom

Double garage • Private and landscaped garden



4 Ash Grove

Situated in a quiet cul-de-sac, Ash Grove consists of 5 detached family houses which were built in 1999. Number 4 has been in the same ownership since new, a clever 2 storey extension in 2010 at the rear of the property has created an open plan kitchen on the ground floor and master bedroom upstairs, both overlooking the incredible garden which has perhaps seen the biggest transformation of all. The house is beautifully presented throughout and finished off to the highest of standards, including a bespoke kitchen by Mark Wilkinson. Outside, the property has parking for several cars in front of a detached double garage. The rear garden is truly something special, a well established Japanese themed garden with an abundance of trees offers the most wonderful array of colours throughout the year. The combination of the plants, trees, bridges and pond which meanders around give a real feeling of peace and tranquillity, all of which can be enjoyed from the terraced seating areas or the Japanese designed tea house.

Bradfield Southend, West Berkshire

4 Ash Grove is situated in the popular village of Bradfield Southend. The village is equidistant from Newbury and Reading, about 9 miles away. The M4 J12 is 4 miles away.

Reading and Theale have mainline stations on the Paddington Line. Crossrail services from Reading are expected to start in the near future with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

The village of Bradfield Southend offers a range of activities and benefits from village hall and playground, village store/Post Office, pub, cricket ground, recreation ground and floodlit tennis courts. The bordering village of Chapel Row has a doctor's surgery, pub and cafe. There are a wide range of schools in the area, including Bradfield Church of England Primary school (within walking distance), Harriet House Montessori, Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.

Services

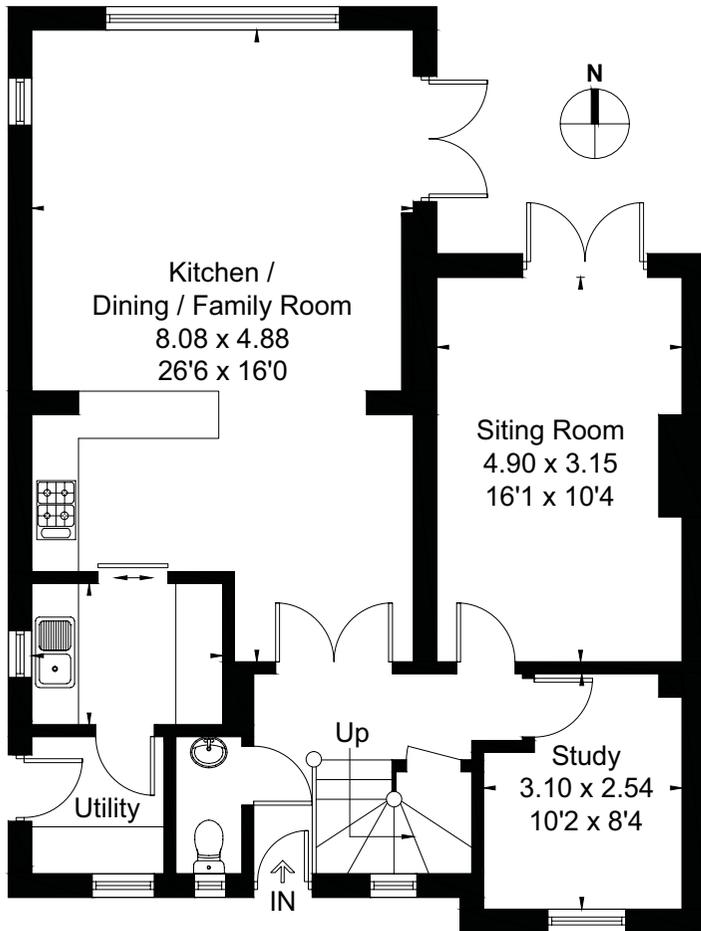
- Mains water, electricity and drainage. Oil fired central heating.
- Superfast Broadband via Gigaclear is available by subscription
- Council tax – Band F 2019/2020 £2,600.33
- West Berkshire Council
- RG7 6HZ

Fixtures And Fittings

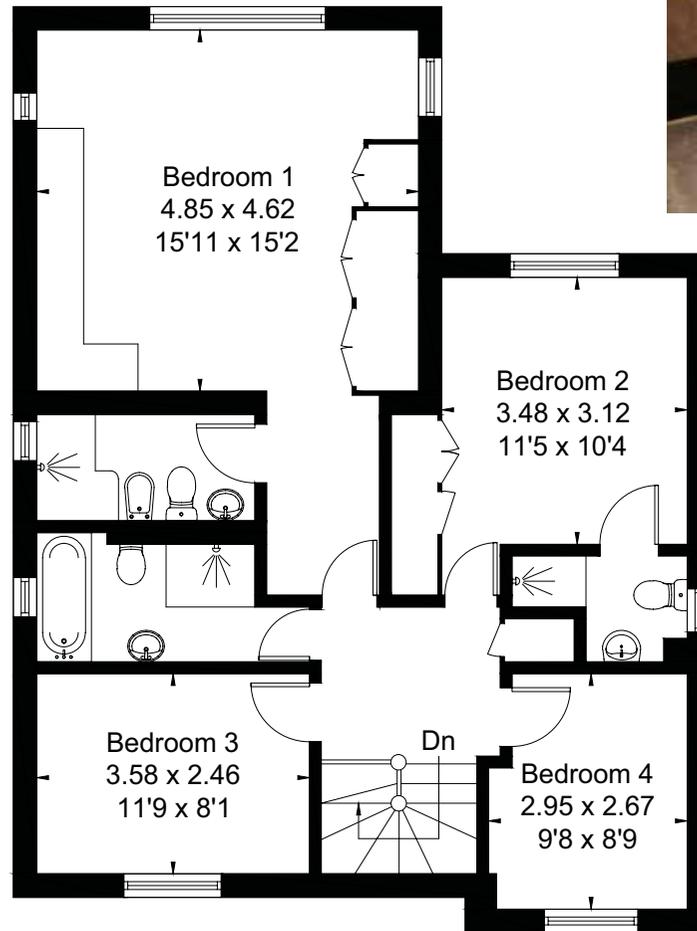
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Approximate Floor Area = 160.5 sq m / 1728 sq ft



Ground Floor



First Floor

by fourwalls-group.ie 231087

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Black Cygnet Properties Limited
 East Lodge, Midgham Green,
 Berkshire, RG7 5TX

T: 01635 242 050
 E: info@blackcygnet.co.uk

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.