



## The Old House

Cock Lane, Bradfield Southend, Reading, RG7 6HR

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# *The Old House*

*Cock Lane, Bradfield Southend, Reading, RG7 6HR*

*Beautifully Light and Tastefully Decorated Five Bedroom  
Detached Family Home*

## **Summary of accommodation**

Entrance Hall | Drawing Room | Kitchen/Dining Room | Family Room/Snug | Utility Room  
Separate WC | Master Suite with Dressing Room and En Suite | 3 Further Bedrooms  
4th Bedroom/Study | Family Bathroom | Shower Room | 2 Barns | Log Store | 0.64 Acre

## **Mileage**

Newbury – 9.5 Miles, Reading – 10 Miles,  
Theale – 4 Miles, Pangbourne – 5.5 Miles

**Hamptons Newbury**  
58 Northbrook Street,  
Newbury, Berkshire RG14 1AN  
Tel: 01635 582 111  
newbury@hamptons-int.com



*Beyond your expectations*

[www.hamptons.co.uk](http://www.hamptons.co.uk)

## Description

The Old House is a fine detached period property situated down a quiet country lane just off the main thoroughfare through Bradfield Southend. Built, we believe, in the 1800s, the property enjoys wonderful proportions and large windows thereby enhancing the light and airy feel which is apparent throughout the house. Every care has been taken to present the property in a stylish yet comfortable manner, exuding welcoming warmth throughout. On entering, a large drawing room sits to the right with fireplace and two bay windows, both with lovely aspects over the grounds. In addition there is a delightful family room/snug with wood burner, perfect for cosy evenings. This in turn leads through to the kitchen/dining room which is the hub of the house and features bespoke units with a central island and which also provides a generous dining area. The laundry/utility room has a separate entrance to outside, ideal for dogs, together with a separate WC. A downstairs shower room completes the ground floor accommodation.

The first floor is equally as appealing and provides excellent accommodation including a master suite which has a dressing room and bathroom. There are three further good sized bedrooms plus a smaller fourth/study and a family bathroom.

## Outside

The Old House is approached via a 5 bar gate into a large gravelled parking area, being set back from the lane behind hedging. The grounds in all extend to approximately 0.64 of an acre. There is a charming detached barn which has in recent years been used as additional entertaining space and is beautifully presented as such. It is approximately 25' in length, plus an entrance area and has a vaulted ceiling which accentuates the feeling of space. There may well be further scope to develop the barn to provide ancillary accommodation (planning permission already granted) or alternatively it could become an excellent home office space. A further barn is currently used as a garage/workshop but again, there may be further scope to utilise this in a different way.

The grounds are largely laid to lawn with mature hedging, shrubbery and flower borders. A wonderful patio area has been created with a sizeable terrace and most attractive brick-built barbecue, being flanked by two large beds with low box hedging. There is also a smaller dining patio again offering a charming setting for informal outside dining.

## Services

Mains electricity, water and drainage. Oil fired central heating.



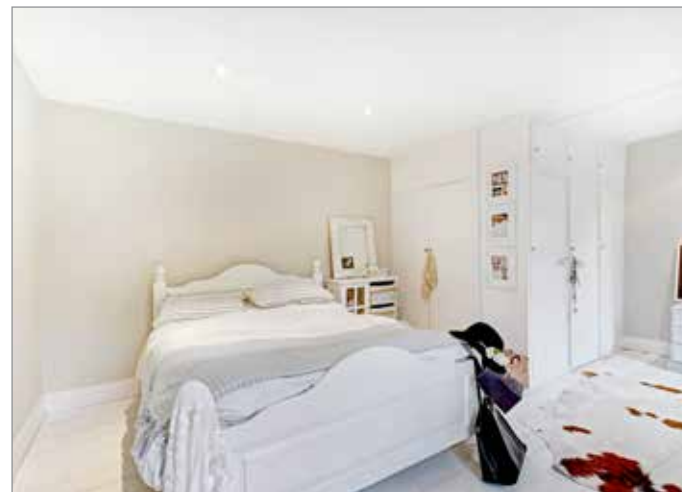


### Situation

The property is situated in the heart of the Pang Valley in village of Bradfield Southend. It is well placed for access to Theale and Pangbourne railway stations serving London Paddington. The M4 is also within easy reach providing access to Heathrow, the Capital, West Country and to a comprehensive motorway network serving the whole country. A Post Office and a village shop are nearby whilst a wider range of facilities are available at Pangbourne and Reading.

### Directions

From Newbury take the B4009 towards Hermitage. Turn right towards Cold Ash and follow the road through the village and onto Upper Bucklebury and Chapel Row. Keep following the road into Bradfield Southend. Continue through the village and just past The Queens Head turn into Cock Lane, where The Old House will be found a short distance down on the right hand side.











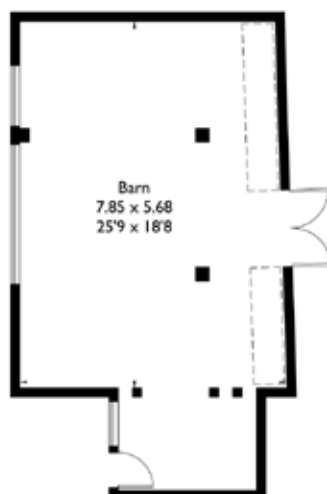
# Cock Lane, Bradfield Southend, Reading

Approximate Gross Internal Area = 256.4 sq m / 2760 sq ft

Outbuilding = 96.0 sq m / 1033 sq ft

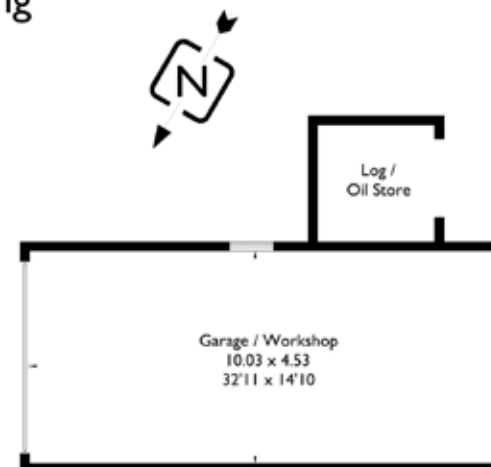
(Excluding Log / Oil Store)

Total = 352.4 sq m / 3793 sq ft



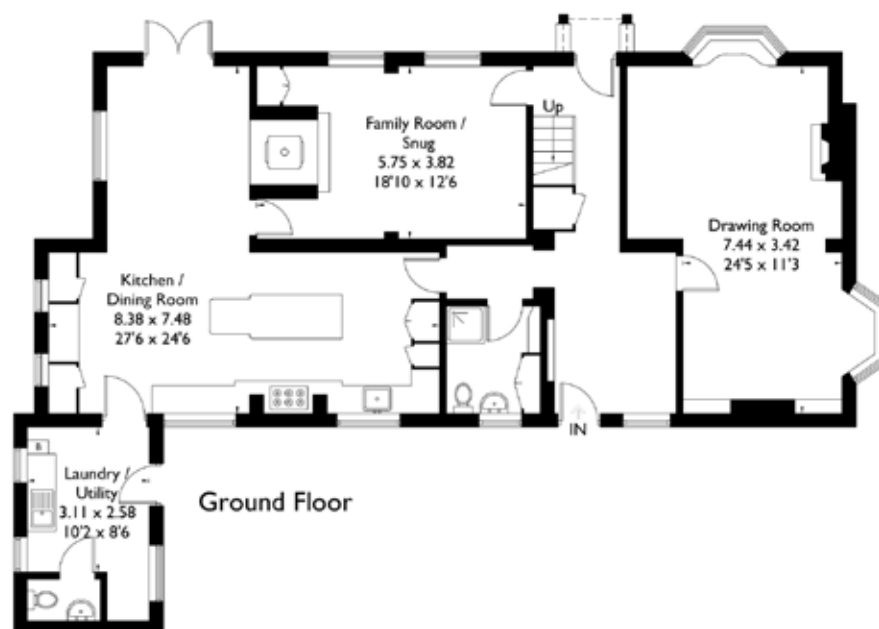
**Outbuilding**

(Not Shown In Actual Location / Orientation)



**Outbuilding**

(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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