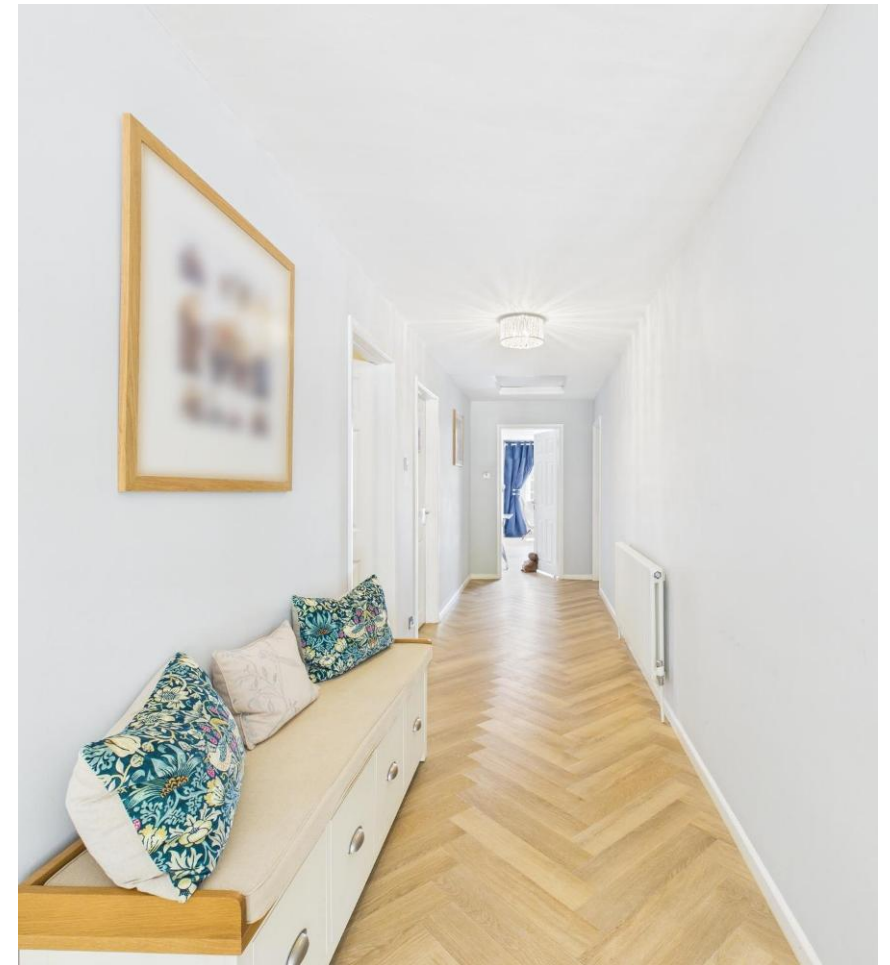




Kookaburra, Carbinswood Lane, Woolhampton, Reading, Berkshire RG7 5TS
Offers In Excess Of £1,500,000







Carbinswood Lane, Woolhampton - OIEO
£1,500,000 Freehold

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Kookaburra perfectly captures the way modern country living should feel.

Hidden behind electric gates in one of Bucklebury Common's most sought after private lanes, Kookaburra is an exceptional contemporary country home where beautifully designed interiors, outstanding entertaining spaces and a remarkable village setting come together in perfect harmony.

Occupying a generous private plot, surrounded by mature gardens and moments from over 900 acres of Bucklebury Common, this is a home created for modern family life. From long summer afternoons beside the heated swimming pool to evenings entertaining on the expansive terrace, every element has been thoughtfully designed to celebrate both comfort and the outdoors.

Beautifully refurbished by the current owners, the house combines generous proportions with a calm contemporary aesthetic, creating interiors that are elegant without ever feeling formal. Every room has been designed to maximise light, space and the wonderful connection to the surrounding gardens.

The welcoming entrance hall immediately establishes the sense of openness that defines the home, naturally leading through a series of beautifully balanced reception rooms where family life can unfold effortlessly. The magnificent sitting room is undoubtedly one of the house's defining spaces.

Bathed in natural light from wide doors opening directly onto the terrace, it provides a wonderfully relaxed setting for everyday family life whilst effortlessly transforming into an exceptional entertaining space for larger gatherings. During the warmer months, the boundaries between house and garden almost disappear as the terrace becomes a natural extension of the living accommodation.

A separate dining room offers a more intimate setting for formal occasions, while the dedicated study provides a peaceful environment for home working or quieter moments away from the main living spaces.

At the heart of the home lies an outstanding bespoke kitchen. Beautifully crafted with elegant cabinetry, quartz worktops and an impressive collection of premium appliances, it has been designed around modern family life. The generous central island naturally becomes the social hub of the house, whether hosting friends over a glass of wine, helping with homework or gathering for relaxed family breakfasts. Adjoining utility and boot rooms ensure practicality with comfortable doghouse style patios leading after muddy countryside walks across the Common.

The bedroom accommodation has been equally thoughtfully planned. Five generous double bedrooms provide exceptional flexibility for family and guests, led by a superb principal suite occupying its own peaceful corner of the home. Beautifully presented and complete with a luxurious en suite bathroom, dressing space and direct access to the swimming pool terrace, it offers a level of comfort more commonly associated with a boutique country hotel.

A particularly valuable feature is the separate guest accommodation, creating excellent opportunities for extended family, independent teenagers or visiting guests whilst maintaining privacy for everyone.

Outside, Kookaburra truly comes into its own. The beautifully landscaped south-west facing gardens have been designed for effortless outdoor living. Sweeping lawns, colourful planting, mature trees and generous entertaining terraces create an atmosphere of complete tranquillity, while the recently upgraded heated swimming pool provides a spectacular focal point throughout the summer months.

The charming octagonal garden pavilion offers a peaceful retreat overlooking the pool, while the greenhouse, workshop and established gardens provide endless enjoyment for keen gardeners and outdoor enthusiasts alike.

Securely positioned behind electric gates with extensive parking, double garage and mature screening, the property enjoys both privacy and a wonderful sense of arrival. Perhaps the greatest luxury, however, lies just beyond the gates.

With the vast open landscape of Bucklebury Common only moments away, miles of woodland trails, bridleways and open heathland become part of everyday life, creating a lifestyle few locations can rival.

Kookaburra is more than a beautifully refurbished family home. It is an opportunity to enjoy one of Berkshire's finest village lifestyles.

- Beautifully refurbished detached country home extending to approximately 3,270 sq ft of elegant single-level accommodation.

- Peacefully positioned within one of Bucklebury Common's most exclusive residential lanes.

- Stunning bespoke kitchen featuring quartz worktops, premium integrated appliances, central island and informal family dining.

- Magnificent 24ft reception room opening directly onto the terrace and gardens, creating exceptional indoor and outdoor entertaining space.

- Five generous double bedrooms and four beautifully appointed bathrooms, including an impressive principal suite with direct access to the swimming pool.

- Flexible guest accommodation offering excellent potential for multi-generational living or an independent Annexe.

- Landscaped south-west facing gardens with expansive lawns, mature planting and multiple outdoor entertaining areas.

- Recently upgraded 10m x 5m heated swimming pool with sun terrace and charming octagonal garden pavilion.

- Double garage, workshop, greenhouse and extensive private parking behind electric gates.

- Outstanding access to Bucklebury Common, excellent schools, Reading, Newbury, the M4 and direct rail services to London Paddington.







LOCATION

Few Berkshire villages are as widely admired as Bucklebury.

Surrounded by ancient woodland, rolling countryside and the spectacular 900-acre Bucklebury Common, it offers an outstanding rural lifestyle whilst remaining exceptionally well connected to Reading, Newbury and London.

Life here centres around the outdoors. Woodland walks, horse riding, cycling and country pursuits become part of everyday living, while the surrounding landscape changes beautifully with each passing season. The Common itself provides one of the county's finest natural playgrounds, enjoyed by walkers, riders and nature lovers alike.

Despite its peaceful setting, Bucklebury enjoys a thriving village community. The popular Blackbird Café has become a local favourite for brunches and coffee, while the historic Bladestone Inn offers refined country dining in an atmospheric seventeenth-century setting. Nearby, The Cottage Inn provides a welcoming village pub, and the wider area boasts outstanding restaurants including The Woodspen, The Vineyard and Renaissance.

Families are particularly attracted by the exceptional educational opportunities nearby. Alongside highly regarded local primary schools and the outstanding Kennet School, the area enjoys access to some of the South East's most respected independent schools including Bradfield College, Cheam School, St Andrew's School, Pangbourne, Elstree School, Downe House, Brockhurst & Marlston House School, Padworth College and Pangbourne College.

Connectivity is equally impressive. Reading provides Elizabeth Line services and fast trains to London Paddington, while nearby Thatcham, Midgham and Theale stations offer further rail connections. Easy access to the A34 and M4 places Heathrow Airport, Oxford and London comfortably within reach.

Ultimately, what makes Bucklebury so desirable is its remarkable balance. It offers the peace and beauty of genuine country living together with exceptional schooling, connectivity and community. It is somewhere families come to put down roots and rarely wish to leave.

For buyers seeking an elegant contemporary home in one of Berkshire's most desirable village settings, Kookaburra represents a truly exceptional opportunity.



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Woolhampton, Reading, Berkshire
RG7 5TS

INTERNAL AREA



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Winkworth

for every step...

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