



THE RIDINGS COCK LANE, BRADFIELD SOUTHEND, READING, BERKSHIRE, RG7 6HR

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The Ridings, Cock Lane, Bradfield Southend, Reading, Berkshire, RG7 6HR Freehold

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WEST BERKSHIRE VILLAGE OFFERING COUNTRYSIDE CHARM & EXCELLENT SCHOOLING

NO CHAIN COMPLICATIONS. Set within one of West Berkshire's most desirable semi-rural villages, The Ridings is a beautifully presented and exceptionally versatile five-bedroom detached family home offering generous, light-filled accommodation, mature gardens and a lifestyle-led setting that perfectly balances countryside tranquillity with excellent connectivity.

Constructed to a notably high standard and significantly improved over recent years, the house now provides close to 2,500 sq ft of highly adaptable accommodation, designed around modern family living, entertaining and long-term flexibility. From the moment you arrive, the property has an immediate sense of privacy and presence, approached via electrically operated timber gates opening onto a substantial paved courtyard with extensive parking, detached double garage and space for a boat or caravan if required.

Internally, the house feels wonderfully bright and welcoming throughout. Large windows and a predominantly dual-aspect arrangement allow natural light to flood the principal rooms, while the layout offers an excellent balance between open sociable spaces and quieter family areas.

The kitchen/breakfast room has been comprehensively refitted with high-quality cabinetry, granite work surfaces and integrated Neff appliances, creating a practical yet highly attractive hub of the home with ample space for everyday dining. The sitting room enjoys a lovely double aspect with an open fireplace, while the dining room comfortably accommodates larger gatherings and opens directly onto the terrace for summer entertaining.

One of the home's standout features is the substantial entertaining suite positioned to one side of the house. Currently arranged as a party room with fitted bar, this highly versatile space has proved ideal for hosting family gatherings and celebrations, while also offering genuine annexe potential if desired. With independent access, staircase to an adjoining first-floor bedroom / Study and close proximity to the shower room, the space could easily be adapted for multigenerational living, guest accommodation or a home business environment.

The bedroom accommodation is equally well balanced, with five bedrooms arranged across the first floor, including a generous principal suite with modern en-suite shower room. The fifth bedroom, positioned

above the study with separate staircase access, provides an ideal teenager's retreat, guest suite or independent workspace.

Externally, the gardens are a particularly attractive feature of the property. Mature trees, established planting and secluded lawns create a peaceful and private setting, while the rear terrace forms a wonderful sun trap throughout the afternoon and evening. The current owners have created a garden designed equally for entertaining and family life, complete with a covered outdoor BBQ area, vegetable garden, greenhouse and dedicated children's play space. Wildlife is regularly seen throughout the gardens, further enhancing the home's peaceful countryside atmosphere.

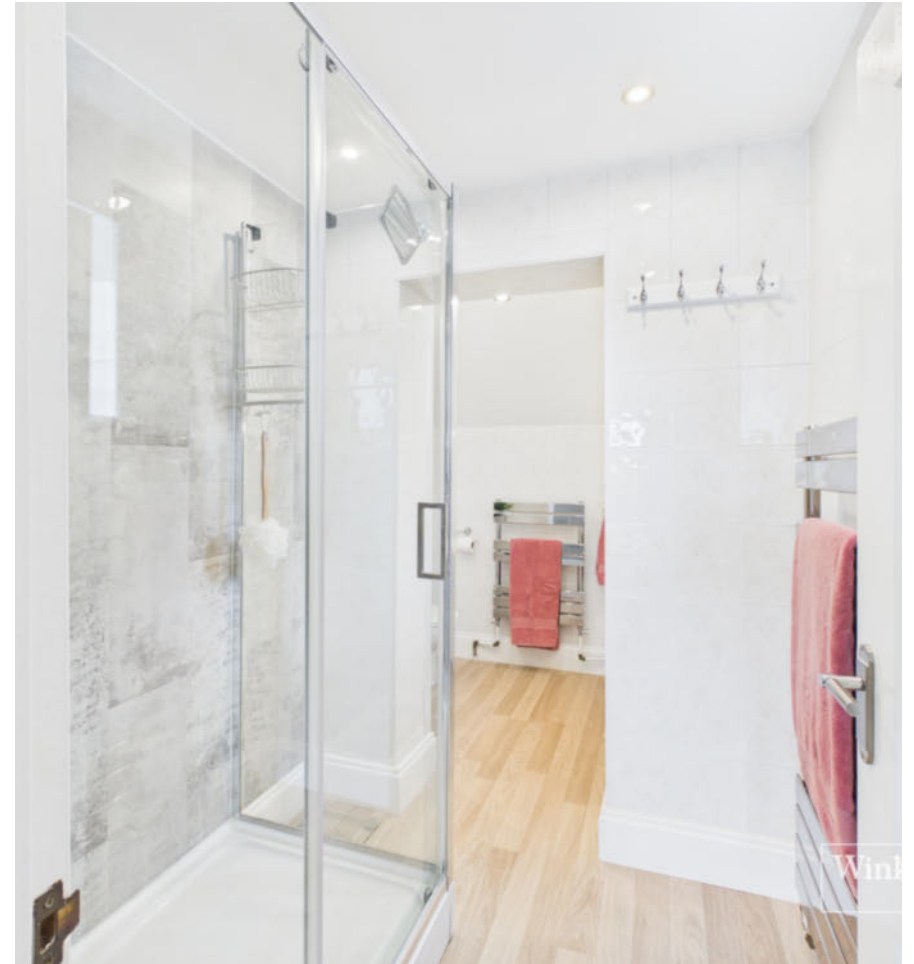
The Ridings occupies a superb position overlooking the village green and playing fields in the heart of highly regarded Bradfield Southend - a village widely admired for its strong sense of community, excellent schooling and outstanding surrounding countryside. The village offers a wonderful balance of rural charm and practicality, with a community-run shop, popular public house, village hall and numerous local events including the well-known Bradfield May Fayre.

For families, the location is exceptionally well served. Bradfield C.E. Primary School is just a short walk away and has become increasingly sought after in recent years, while a number of highly regarded independent schools are easily accessible including Bradfield College, Pangbourne College, Downe House School and St Andrew's School.

Despite its idyllic village setting, the property remains exceptionally convenient for commuters, with Theale station approximately five minutes away providing direct services into London Paddington in around 40 minutes, while Junction 12 of the M4 offers excellent road access towards London, Heathrow, Reading and Newbury.

The surrounding area is renowned for its country walks, riding routes and leisure facilities, with the nearby sports complex at Bradfield College offering swimming, tennis, gym and golf facilities, while the much-loved The Old Boot Inn and The Queen's Head are both nearby.

The Ridings is far more than simply a substantial family house - it is a home centred around lifestyle, community and flexibility, offering the rare opportunity to enjoy village living within an exceptionally well-connected part of West Berkshire.



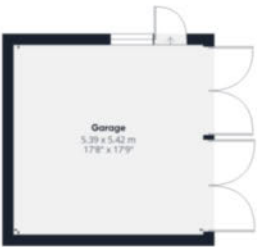
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m

221.1 m²
2379 ft²

Reduced headroom
0.8 m²
9 ft²

(1) Excluding balconies and terraces

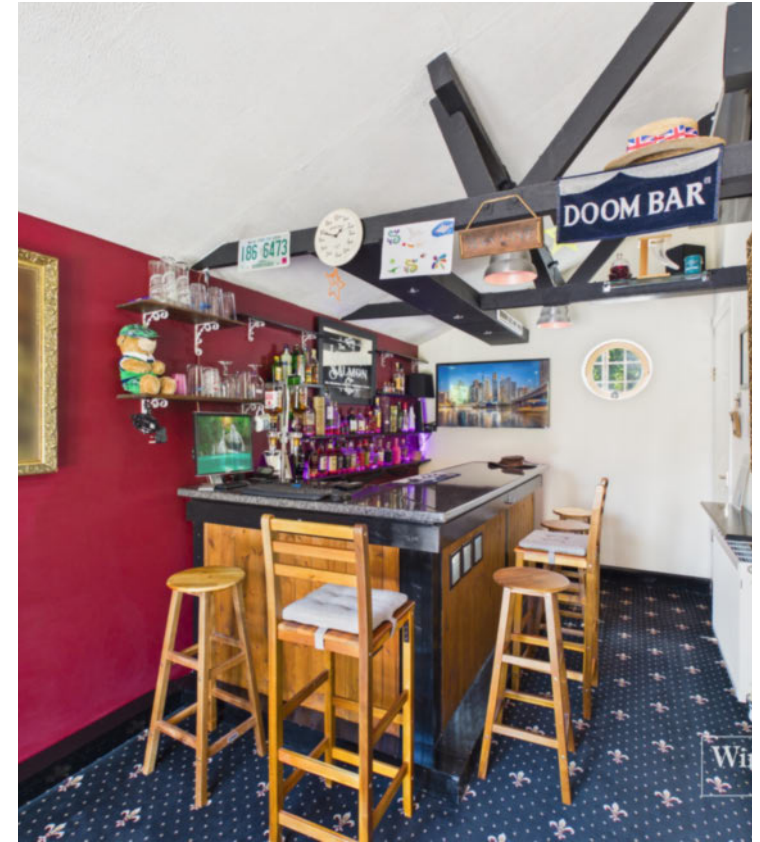
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RiCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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LOCATION

Set within the rolling West Berkshire countryside, Bradfield Southend is one of the area's most sought-after semi-rural villages, offering a superb balance of countryside charm, strong community spirit and excellent connectivity.

Surrounded by farmland, woodland walks and picturesque lanes, the village enjoys a peaceful family atmosphere while remaining highly convenient for Reading, Newbury and London. Theale station is only a short drive away, providing direct services to London Paddington in around 40 minutes, while Junction 12 of the M4 offers excellent road connections.

At the heart of the village are the playing fields, village green and the popular annual Bradfield May Fayre, alongside a community-run village shop, village hall and the well-regarded The Queen's Head pub and restaurant.

The area is particularly popular with families thanks to highly regarded local schooling including Bradfield Church of England Primary School and nearby independent schools such as Bradfield College, Pangbourne College and Downe House School.

With beautiful country walks, excellent leisure facilities and a genuine village feel, Bradfield Southend offers an increasingly rare combination of rural lifestyle and everyday convenience.



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