



Coopers Place, Burghfield Common, Berkshire, RG7 3AG

Offers In Excess Of £800,000 *Freehold*

An exceptional 4 bed detached family home developed by Millgate Homes in 2011 set in an exclusive gated development

An impressive 4-bedroom detached family home forming one of just 11 executive properties within this exclusive gated development, built in 2011 by the highly acclaimed Millgate Homes.

Offering over 2,200 sq ft (210 sq m) of flexible and immaculate accommodation, this superb home combines generous living space with a semi-rural village setting, whilst being conveniently positioned for a wealth of local amenities, excellent schools, gastro pubs and attractive countryside walks. The property also benefits from excellent transport links, providing easy access to Reading, London and beyond.

On entering the property, the welcoming hallway leads to a spacious living room, with double doors opening in to the rear garden. To the front of the house is a versatile study/reception room, currently used by the owners as a home gym. This flexible space could equally serve as a home office, family room, formal dining room or playroom.

The impressive high-specification kitchen is positioned to the rear of the property and features a comprehensive range of integrated appliances, granite work surfaces and a substantial breakfast bar. The kitchen flows seamlessly into a purpose-built orangery/garden room, creating an exceptional entertaining and family dining space with views and access to the garden. An integral garage and cloakroom complete the ground floor.

Upstairs, there are four generous bedrooms. The impressive principal bedroom benefits from a dedicated dressing area with smart built-in wardrobes and a stylish en-suite bathroom. The second bedroom also enjoys its own en-suite facilities. A well-appointed family bathroom completes the first floor, with the bathrooms throughout the property featuring quality Villeroy & Boch sanitaryware.

Outside, the property enjoys a fabulous rear garden, providing a private and attractive setting for outdoor entertaining, family life and relaxation. The combination of generous internal accommodation, flexible reception spaces, a high-quality kitchen and excellent garden makes this an ideal executive family home.

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KEY FEATURES

- Exclusive gated development of just 11 executive homes
- Built in 2011 by highly acclaimed Millgate Homes
- Over 2,200 sq ft (210 sq m) of accommodation
- Four generous bedrooms
- Principal bedroom with dressing area and en-suite
- Second bedroom with en-suite
- High-specification kitchen with granite worktops and integrated appliances
- Purpose-built orangery/garden room
- Fabulous rear garden and spacious lounge with garden access
- Integral garage, flexible study/gym and excellent transport links to Reading and London

Reading

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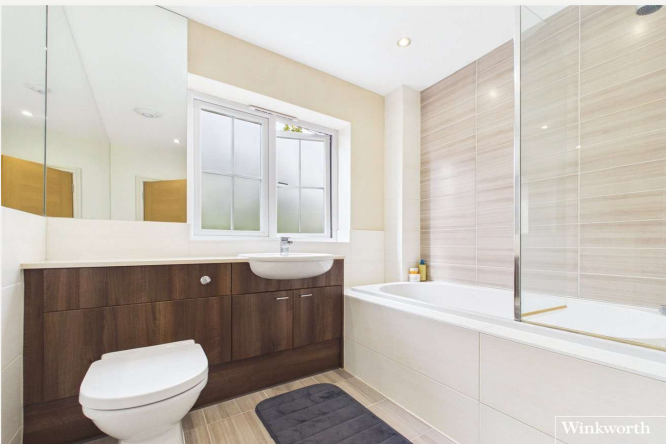
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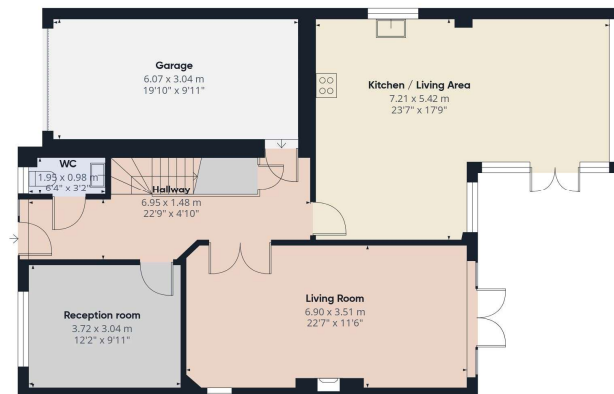


MATERIAL INFO

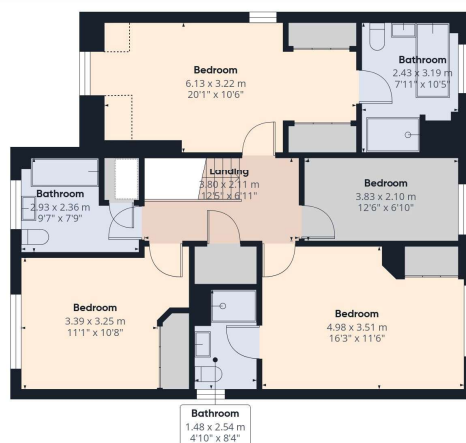
Tenure: Freehold

Council Tax Band: F

EPC rating: To be confirmed



Ground Floor



Floor 1

GLA[®]191.74 m²2063.86 ft²

Total

210.89 m²2270 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24
cm/6 in

Reduced headroom

..... Below 1.5 m/5 ft

Areas with headroom below 1.52 m/5 ft
are excludedCalculations reference the ANSI-Z765
standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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<https://www.winkworth.co.uk/sale/property/REA260763>

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer. Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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