



Wayland Close, Bradfield, Reading, Berkshire, RG7

Offers in Excess of £850,000



Set within a peaceful and highly regarded position on the edge of Bradfield, Wayland House is an elegant and historically significant detached period residence, originally constructed in 1834 as the former Bradfield Hospital and thoughtfully reconstructed and refurbished to exacting standards in 1998. Since then, the property has been meticulously maintained and enhanced by the current owner, resulting in a home that blends period character with refined modern living.

Enjoying a commanding position at the entrance to an exclusive private close, the house takes full advantage of its elevated setting, with far-reaching views across surrounding farmland from all principal rooms. Despite its rural tranquility, the property remains exceptionally well connected, with Pangbourne approximately 4.5 miles away, Reading around 6 miles, Theale station just 3.5 miles (offering a direct journey to London Paddington in approximately 45 minutes), and the M4 (Junction 12) within 4 miles.

The house offers beautifully balanced accommodation, with an emphasis on light, space and versatility. High ceilings and well-proportioned rooms run throughout, creating an environment equally suited to both everyday living and entertaining. A welcoming reception hall leads through to a series of elegant reception spaces, including a refined sitting room and a formal dining room with French doors opening directly onto the gardens.

At the heart of the home lies a superb open-plan kitchen, living and breakfast room — a bright and sociable space designed for modern family life. Finished to a high specification, it features granite work surfaces, Bosch appliances, induction hob, warming drawers and a central island, with French doors seamlessly connecting the interior to the gardens beyond. A well-appointed utility room adds further practicality, with direct access to the outside.

The accommodation is arranged across three floors, offering flexibility for a range of lifestyles. The principal bedroom suite occupies a prominent position on the first floor, complemented by an additional sitting room, while the upper floor provides three further bedrooms, a family bathroom and an additional en-suite — ideal for family, guests or home working.

Wayland Close itself is an exclusive and private setting, comprising just 17 homes, all designed in keeping with the original period architecture of Wayland House. The development is surrounded by open farmland and benefits from a unique sense of space and privacy. A particularly attractive feature is the communal ownership of a three-acre meadow, maintained for the enjoyment of residents.

Externally, the property is enhanced by a beautifully landscaped Italian-style walled garden — a true highlight of the home. Recently redesigned, it offers year-round interest and has been thoughtfully arranged for both relaxation and entertaining. A central pergola, adorned with fragrant jasmine, creates a striking outdoor dining space, complemented by a fully equipped outdoor kitchen with gas BBQ, granite surfaces and extensive storage. Mature planting, including magnificent white hydrangeas, frames the garden, while additional seating areas provide a variety of spaces to enjoy throughout the day.

The wider area offers an exceptional lifestyle, with a strong sense of community and an abundance of amenities. The nearby villages of Chapel Row, Stanford Dingley and Yattendon are home to a collection of highly regarded pubs and restaurants, while Pangbourne provides a range of independent shops, riverside dining and everyday conveniences. Theale and Reading offer further extensive shopping and transport links, with direct rail services into London.

KEY FEATURES

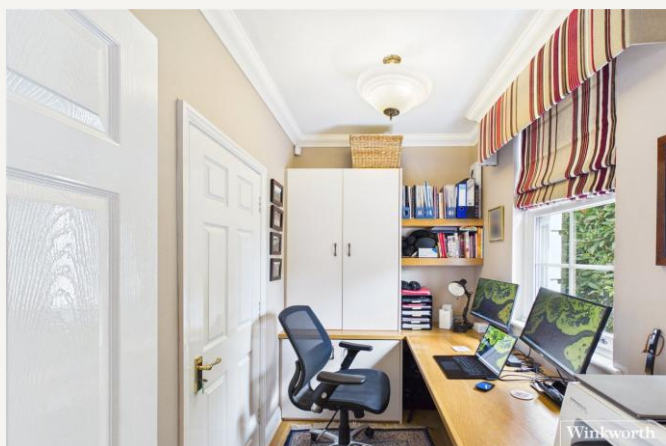
- Four-bedroom detached period home (circa 1834).
- Former Bradfield Hospital — beautifully restored & refurbished.
- Exclusive private close of just 17 homes.
- Far-reaching countryside views from principal rooms.
- Stunning open-plan kitchen / living space.
- High ceilings & elegant proportions throughout.
- Versatile accommodation over three floors.
- Landscaped Italian-style walled garden.
- Outdoor kitchen & pergola dining area.
- Theale station ~45 mins to London Paddington | M4 (J12) 4 miles.

Reading

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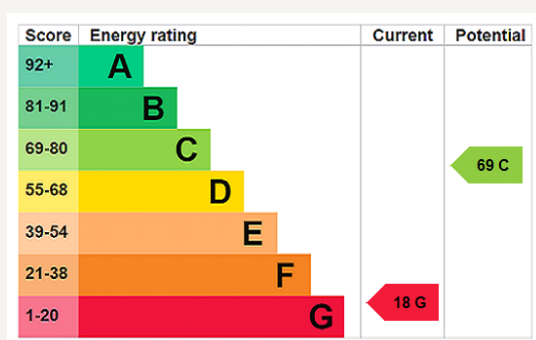
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MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: G



<https://www.winkworth.co.uk/sale/property/REA260324>

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