



Burghfield Bridge, Burghfield, Reading, RG30 3XL

£1,000,000 *Freehold*

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A beautifully balanced family home set within a peaceful cul-de-sac, offering almost 3,000 sq. ft. of well-appointed living space

A beautifully balanced family home set within a peaceful cul-de-sac, offering almost 3,000 sq. ft. of well-appointed living space and generous gardens approaching a third of an acre.

Nestled in the heart of Burghfield, this elegant detached house combines contemporary comfort with timeless charm, providing flexible accommodation perfectly suited to modern family life.

The property is approached via a private driveway offering ample parking and access to a detached double garage. The façade is framed by neatly clipped box hedging and mature planting, creating a welcoming first impression.

Inside, the sense of space and light is immediate. The ground floor flows beautifully, featuring three well-proportioned reception rooms. The magnificent 456 sq. ft. drawing room, with its triple aspect and central fireplace, forms the heart of the home—a wonderful setting for both family relaxation and entertaining. The formal dining room opens directly to the garden via French doors, while double doors connect it seamlessly to the open-plan kitchen and breakfast room, ensuring a sociable and versatile layout.

The kitchen itself is finished in a classic farmhouse style, fitted with a range cooker, integrated double oven, and an extensive selection of storage units. A central island with a breakfast bar offers the perfect spot for informal dining, while the adjoining utility room provides further storage and practical workspace. Completing the ground floor is a comfortable family room, ideal as a snug, playroom or study.

Upstairs, there are four generous double bedrooms, all beautifully presented and featuring built-in wardrobes. The principal suite is particularly impressive, with its own dressing room and a luxurious en suite bathroom complete with freestanding bath and separate walk-in shower. The remaining bedrooms are served by a stylish family bathroom, also with bath and shower.

The gardens are a true highlight—private, well-tended and ideal for outdoor living. A broad terrace runs the width of the house, perfect for summer dining, overlooking a lawn bordered by mature hedgerows and established shrubs. A safari-style gazebo adds an atmospheric touch, while a further enclosed garden to the side provides additional space for recreation, complete with a children's play area, summer house and garden store.

KEY FEATURES

- Spacious family home of almost 3,000 sq. ft. set in a peaceful cul-de-sac.
- Generous third-acre plot with beautifully landscaped, private gardens.
- Elegant detached property blending modern comfort with classic style.
- Private driveway and double garage with attractive frontage and planting.
- Impressive 456 sq. ft. drawing room with triple aspect and feature fireplace.
- Open-plan kitchen/breakfast room with island, range cooker, and utility room.
- Four double bedrooms, including a luxurious principal suite with dressing room and en suite.
- Gardens with terrace, gazebo, play area, summer house, and garden store.
- Desirable village setting near schools, shops, and countryside walks.
- Excellent transport links via M4 and Reading/Theale stations to London.

Reading

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MATERIAL INFO

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



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