



Winkworth

9 DEWE LANE, BURGHFIELD, READING, BERKSHIRE, RG30 3SU

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9 Dewe Lane, Burghfield, Reading, Berkshire, RG30 3SU Freehold 01184 022300 | reading@winkworth.co.uk

This luxury riverside home occupies a remarkable setting within an exclusive gated estate on a private island, offering nearly 3000 sq ft of immaculately refurbished living space. Blending striking modern design with thoughtful detailing, the property enjoys a rare combination of privacy, comfort, and direct river access – complete with mooring and fishing rights.

Tucked away along one of Burghfield's most prestigious private roads, the approach immediately conveys a sense of arrival. The house is discreetly set behind electric gates with a generous driveway and detached double garage, while mature landscaping and a professionally designed garden create a fitting introduction to this one-of-a-kind home.

Inside, the accommodation has been completely remodelled to a high specification and is arranged around a bright and voluminous entrance hall, featuring a vaulted ceiling and glass balustrade. The layout flows effortlessly between beautifully proportioned rooms – equally suited for family life or entertaining on a grand scale.

To the rear, the heart of the home is an expansive kitchen/dining/family room with uninterrupted views across the garden and river beyond. Finished with bespoke cabinetry by Oakley Kitchens, the space boasts the UK's only residential installation of ThinkGlass countertops, a Lacanche professional range cooker, and an impressive suite of integrated Siemens and Fisher & Paykel appliances. A stylish re-fitted utility room sits adjacent, with vaulted ceiling and direct garden access.

Complementing the main living spaces is a dual-aspect sitting room with a Stovax wood-burning stove and views over the gardens, a formal dining room, and a front-aspect study with bespoke display cabinetry and fitted smart blinds. Underfloor heating runs throughout the porcelain-tiled ground floor,

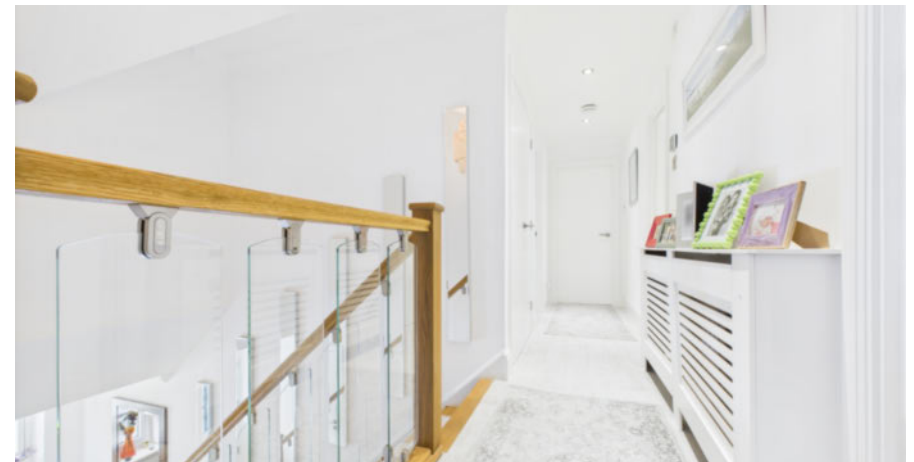
while smart home integration – from lighting and heating to security and garage access – ensures effortless control and efficiency.

Upstairs, the galleried landing leads to four generous double bedrooms, all with built-in wardrobes. The principal suite spans over 22ft, enjoying serene river views, extensive fitted furniture, and a luxurious en-suite complete with ceiling-mounted rainfall shower and body jets. A second bedroom also benefits from a sleek en-suite, while the remaining bedrooms are served by a high-end family bathroom, all fitted with Villeroy & Boch fixtures and underfloor heating. Outside, the rear garden is a standout feature – designed as a seamless extension of the living space.

A raised porcelain patio leads to a Millboard-decked terrace, framing a sunken Hot Springs spa (serviced 2025) and an outdoor hot/cold shower with frost protection. The lawn gently slopes down to the water's edge, offering a tranquil spot to unwind with private seating and direct river frontage. The entire estate is served by a modernised Klargester waste system, and the property benefits from high-performance insulation, new roofing systems with 15-year warranties, and a range of energy-efficient upgrades throughout.

Hunter fans imported from the US offer silent cooling in each bedroom and study, and bathrooms include Porcelanosa smart toilets with heated seats and wall-mounted control panels.

This remarkable home offers a rare lifestyle opportunity – a cutting-edge interior set against a peaceful riverside backdrop, with a level of privacy and security that is truly exceptional. It is a house that adapts beautifully to the rhythms of daily life while offering a striking setting for entertaining, relaxation, and waterside living – all with no onward chain.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Winkworth

Approximate total area^m

263.2 m²
2831 ft²

Reduced headroom

2.7 m²
29 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		





LOCATION

Burghfield is a village lying about 6 miles south west of Reading town Centre. Local facilities include neighborhood shopping, schools and medical services. The surrounding countryside in this general area is ideal for walking, cycling and riding pursuits and the nearby Wokefield Golf and Leisure Club provides a wide range of facilities. Junction 12 of the M4 is only a few miles away and there are mainline railway stations at Reading and Theale making it a perfect area for commuting to London.



Winkworth Reading

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