



## **HOLLY HOUSE**

Cock Lane, Bradfield Southend, RG7 6HR

**Carter Jonas**



## HOLLY HOUSE, COCK LANE, BRADFIELD SOUTHEND, RG7 6HR

- Newbury town and mainline station 45 mins to Paddington 7 miles
- Thatcham town and station 4 miles
- Reading 8 miles
- M4 (J12) 4 miles, A34 6 miles

Entrance hall · sitting room · living room · study · impressive kitchen/dining room · ground floor cloakroom · conservatory · principal bedroom with dressing area and ensuite shower room · 3 further bedrooms · family bathroom · extensive gated driveway and private parking · double garage and rear store area · lovely private gardens and beautiful patio area · a modern well finished property · Energy Rating D

### SITUATION

A well located village in the heart of an Area of Outstanding Natural Beauty between the Kennet and Pang Valleys, providing excellent facilities for riding and leisure pursuits together with the nearby Bradfield College Leisure and Tennis Complex (with excellent indoor and outdoor facilities). The village enjoys various local amenities including the Bradfield Village Store and Post Office, garage, public house and a selection of both private and state schools within the vicinity – Pangbourne College, Downe House, The Oratory and St Andrews to name a few, along with The Village Montessori Nursery, St Peter's Pre-School and Bradfield CoE Primary. The nearby villages of Theale and Pangbourne both benefit from a broad range of useful amenities including mainline railway stations. The village is a popular choice amongst families due to its proximity to local amenities as well as the glorious surroundings of the West Berkshire undulating countryside

### DESCRIPTION

This well presented 4 bedroom detached house offers a lovely peaceful location and bright, spacious accommodation. The property benefits from an excellent quality finish with good quality bathrooms and kitchen

**A SUPERBLY PRESENTED AND SPACIOUS 4 BEDROOM DETACHED HOUSE WELL LOCATED ON A QUIET LEAFY LANE IN THIS HIGHLY DESIRABLE AREA. THE PROPERTY BENEFITS FROM 3 RECEPTION ROOMS, AN IMPRESSIVE KITCHEN, 4 BEDROOMS INCLUDING A PRINCIPAL ENSUITE, EXTENSIVE GATED PARKING, IMPRESSIVE DOUBLE GARAGE AND GLOURIOUS PRIVATE GARDENS WITH A WESTERLY ASPECT.**



appliances. The front door opens to an large gallery style entrance hall which leads to an impressive living room to the right with vaulted ceiling and full height windows. There are 2 further sizeable reception areas giving exceptional living space, a particular feature of the property is the good quality kitchen/diner which opens to a conservatory view access and lovely vies over the gardens to the rear and side. There is a useful utility room. Upstairs the feeling of light and space continues, with 4 generous bedrooms, the principal offers en-suite and dressing area. A good quality family bathroom completes the accommodation.

## OUTSIDE

The property benefits from a prime position set back from the road with a large gated driveway and additional side store area. There is a quality detached double garage with rear store, and useful further garage attached to the house . The rear gardens are particularly note worthy, a wonderful tiled patio leads up the right side of the house and opens to the rear, with seating area and water rill and beyond to an attractive wood workshop /office. There are well tended level lawns all this enclosed by mature planting and fencing. An additional patio on the left side offers further alfresco options and access to the attached garage and shed. A north westerly aspect.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electric, water and drainage, oil fired central heating and underfloor heating in parts.

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band G

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG7 6HR







**Newbury Office 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT  
**carterjonas.co.uk**  
 Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.