

Premium



Admoor Lane Bradfield Southend RG7

£4,000 Per Month (Unfurnished) - 2019-04-30



Admoor Lane, Reading, RG7

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Grade Five Eco house, Four double bedrooms, Four En-suite bathrooms, Two WC's, Woodland Setting, Wood pellet heating system, Tiered gardens, Wood burning stove, Music room, Double Garage, Wooden Gates, CCTV & Security intercom, Solar panels.



Description

The formal front door leads into the Entrance hallway with door to WC, the galleried Dining area sits above the main sitting room with glass door leading to the modern Kitchen with breakfast area and patio doors to the top decking area. The Kitchen has a high specification finish with an array of storage solutions and integral appliances. The galleried dining area has ample space for entertaining; there is also a study on this level or further small reception area. There are stairs leading down into the sitting room which is striking in design and framing the gorgeous view over the garden and woodland beyond. The sitting room benefits from a wood burning stove and double doors out to the gardens, there is also a WC to the rear of the sitting room. Through a glass door you will find the Music room, store room and utility room with integral appliances. The hallway leads you through to the bedroom accommodation with; Master bedroom with en-suite shower room, two further double bedrooms with en-suite shower rooms and the guest bedroom with en-suite bathroom with separate shower cubicle, you will find a storage cupboard in the hallway to the bedrooms. The property is heated by a wood pellet heating system.

Situation

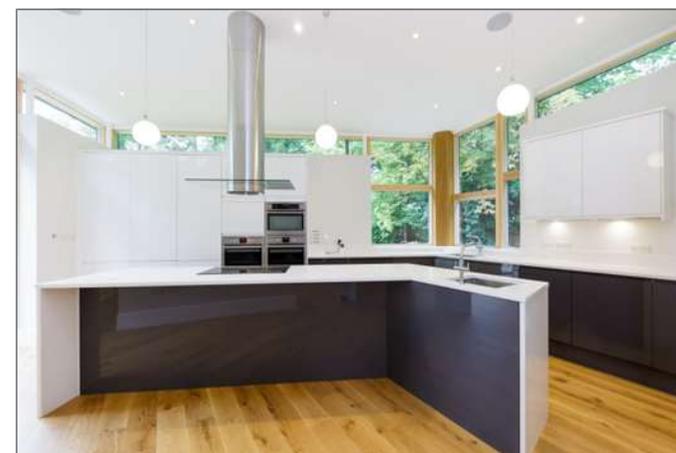
The property is situated in the heart of the Pang Valley on the outskirts of the village of Bradfield Southend. It is well placed for access to Theale and Pangbourne railway stations serving London Paddington. The M4 is also within easy reach providing access to Heathrow, the Capital, West Country and to a comprehensive motorway network serving the whole country. A Post Office and a village shop are nearby whilst a wider range of facilities are available at Pangbourne and Reading.

Outside

The property is situated amongst a woodland setting on a country lane. It has wooden electric gates with security intercom and CCTV cameras. There is a double garage with secure electric garage doors, tiered gardens and fenced pond.

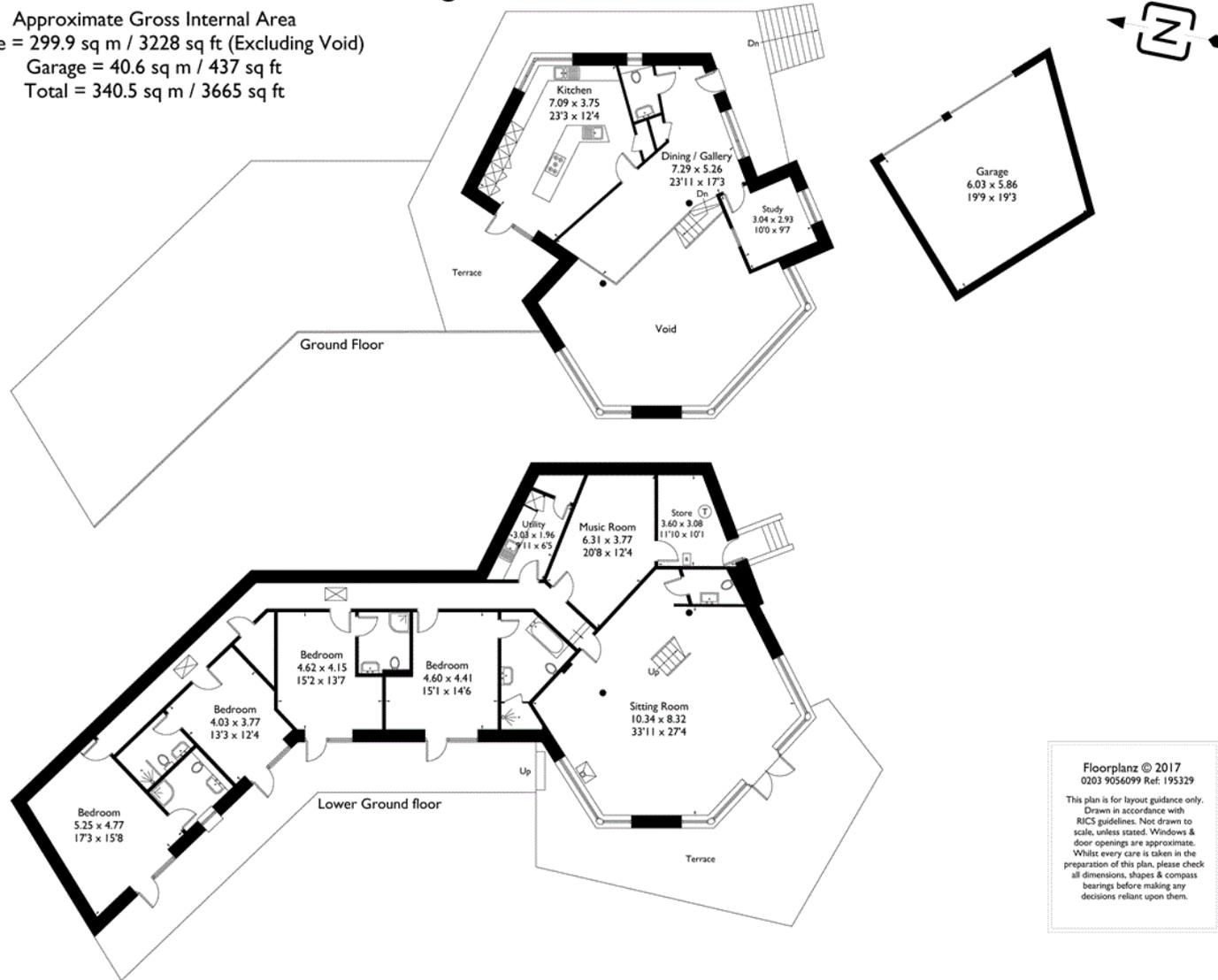
Additional Information

Council Tax Band G EPC Rating A



Admoor Lane, Bradfield Southend, Reading

Approximate Gross Internal Area
 House = 299.9 sq m / 3228 sq ft (Excluding Void)
 Garage = 40.6 sq m / 437 sq ft
 Total = 340.5 sq m / 3665 sq ft



Floorplanz © 2017
 0203 9056099 Ref: 195329

This plan is for layout guidance only.
 Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars.



