



2 Pleasant View

Burghfield

www.patrickwilliams.co.uk

P.W.

Ground Floor



First Floor



2 Pleasant View Cottage, Pingewood Road, Burghfield, RG30 3XH

£375,000 Offers In Excess Of

Property

Patrick Williams are pleased to be able offer for sale this wonderful three bedroom Edwardian semi-detached home set in a superb semi-rural location and which has been much improved and updated to include many bespoke fittings resulting in a home which offers the benefits of a period property and yet is finished in a contemporary modern style. Occupying a delightful location and enjoying magnificent views over open land to the front and with the lakes of Pingewood to the rear, the property offers flexible, bright and airy accommodation which features a total of three bedrooms and two bathrooms. There is a superb guest bedroom suite set on the ground floor with doors opening to the fantastic garden and having its own luxurious bathroom. On the first floor are two double bedrooms and a recently refitted stylish and contemporary shower room. The living room has a log burning stove, dining room with bespoke cantilever staircase, and a superb and stylish kitchen with fully integrated appliances. A particular feature of the property is the 140ft garden which has been thoughtfully and creatively landscaped. The property also offers Gas central heating (via LPG) and solar panels which benefit from a feed in tariff which keeps bills at a reduced amount.

Location

Situated in a semi rural location but still within just a few minutes' drive of local amenities and providing good access to junction 12 of the M4 and also Junction 11 and Green Park can be accessed via the back lanes and Reading town centre is also within a short drive. There is a footpath/cycle path which is at the side of the River Kennet, at the end of the road which takes you all the way into Reading town centre and the Oracle, this takes between 15-20 mins (by cycle) . There is also a bus service at the end of the road by the Cunning Man public house which takes you into Reading. Scenic walks surround the property in all directions.

Directions

Leave Patrick Williams Tilehurst office via Langley Hill at he bottom turn left onto the Bath Road, proceed some way passing the golf course on the left hand side, at the major traffic lights turn right onto Burghfield Road, follow the road proceeding over 2 bridges turn left by the Cunning Man restaurant into Pingewood Road, Proceed some way down where the property will be found on the left hand side.





PW.

Viewing by appointment only.

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| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 84 | (82 plus) A | | 81 | |
| (81-91) B | | | | (69-80) B | | | |
| (69-80) C | | | | (55-68) C | | 60 | |
| (55-68) D | | 66 | | (39-54) D | | | |
| (39-54) E | | | | (21-38) E | | | |
| (21-38) F | | | | (1-20) F | | | |
| (1-20) G | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.