



5 Oak Drive, Burghfield Common

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## 5 Oak Drive, Burghfield Common, Berkshire RG7 3JF

A detached family home with double garage set in a quiet residential cul-de-sac

Mortimer Station 2.8 miles (London Paddington 31 mins), Theale 4.2 miles, M4 (J12) 5.2 miles, Reading 6.9 miles, Pangbourne 7.2 miles, Newbury 13.6 miles

Porch | Entrance hall | Drawing room | Family room | Conservatory | Kitchen/dining room | Study | Principal bedroom with en suite shower room | 3 Additional bedrooms, 1 en suite | Family bathroom | Shower room | Double garage | Garden | EPC rating D

### The property

Built in the early 1990s and since extended, 5 Oak Drive is a spacious four-bedroom family home already offering well-proportioned living space across two floors but with the potential to be further developed given now lapsed planning permission to convert the space above the garage into habitable accommodation.

A number of reception rooms exist downstairs including a formal, front-facing drawing room with a bay window and feature fireplace with a gas fire. A smart conservatory was added by the current owners, further enhancing the family room and is now utilised as a dining area overlooking the garden. The kitchen includes modern units with a granite work top, integrated appliances, space for an American fridge/freezer, an impressive black AGA range cooker and air conditioning. Off the kitchen is a further extension which has created a study space with door leading out to the garden. Finally, the downstairs guest toilet was always quite generous in size and as such, the current owner has installed a downstairs shower cubicle.

The first-floor offers four, well-sized double bedrooms all of which have fitted wardrobes and two benefit from en suite bathrooms with the other two served by a spacious family bathroom. From the landing there is access to a partially boarded loft with a pull-down ladder allowing for useful storage.

### Outside

The rear garden faces directly south-east and therefore enjoys a large proportion of the day's sun and is laid mostly to lawn in addition to paved patio space, allowing for plenty of outdoor seating and furniture. It includes a number of mature specimen trees which creates a feeling of privacy and subtly tucked away in one corner, is a large storage shed. To the front is a grassed area with two large trees and bushes, a block paved driveway allowing parking for a couple of vehicles in addition to a modern double garage with an electric, up and over door.

### Location

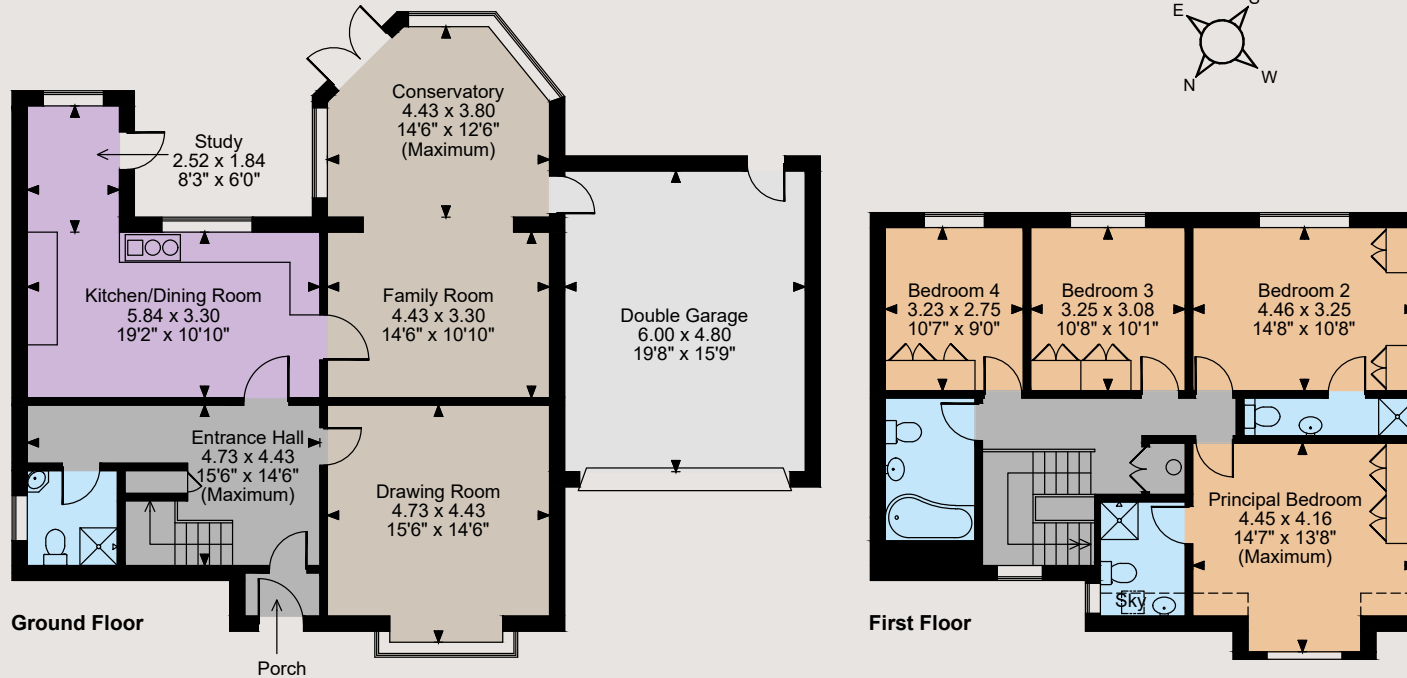
Situated on the outskirts of the village of Burghfield Common and near Mortimer Common, the area is well-served by a range of local shops and facilities such as a pharmacy, village store, bakery, a Tesco Express and the Willink leisure centre. London bound railway services are provided by either Mortimer or Theale stations and motorway access via junctions 11 & 12 on the M4 for Newbury to the west and Reading and London to the east. The area offers a good range of local state and secondary schooling together with a number of independent schools including St. Andrews, Elstree, Bradfield College, Crossfields, Pangbourne College, Downe House and Ludgrove.







Oak Drive, Burghfield Common  
 Main House internal area 1,837 sq ft (171 sq m)  
 Garage internal area 310 sq ft (29 sq m)  
 Total internal area 2,147 sq ft (199 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Directions

What3words ///brain.crew.plots brings you to the property's driveway

## General

**Local Authority:** West Berkshire Council

**Services:** Mains electricity, gas, water and drainage. Gas central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £850,000

**Rights of way:** Please note the neighbouring property has a right of way over the property's drive

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Pangbourne

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