



Kookaburra

Woolhampton, Berkshire



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An exquisite bungalow retreat.

Porch | Hall | Sitting room | Dining room | Study | Living room/bedroom | Kitchen | Utility room | Boot room | Cloakroom

Principal bedroom with bathroom | Bedroom with adjoining shower room
Two further bedrooms | Family bathroom | Shower room

Double garage | Summerhouse | Garden store | Greenhouse

Swimming pool

Garden

Midgham station 1.4 miles (Paddington from 50 minutes), Newbury 7 miles,
M4 (J.12) 7 miles, M4 (J.13) 8 miles, Pangbourne 8.5 miles, Reading 12 miles
(Distances and times approximate)



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Woolhampton, Berkshire

Kookaburra is located in an Area of Outstanding Natural Beauty between Upper Bucklebury and Upper Woolhampton. Upper Bucklebury village has a general store, church, a public house and a primary school.

The property is well placed for Reading and Newbury which offer a wide range of recreational and shopping facilities.

Communications are excellent with the M4 providing access to London and the West Country. Trains are available from Midgham, Theale and Newbury.

There are many popular schools in the area including Bradfield, Elstree, Downe House, Brockhurst & Marlston, Bradfield College, Pangbourne College and St. Andrews Preparatory School.

For Sale Freehold

Positioned behind an electric gate and approached via a gravel driveway, Kookaburra is a stunning bungalow presenting a perfect blend of elegance and comfort. With ample parking space and a double garage, this property offers both convenience and sophistication.

On entering, you are greeted by a spacious porch that flows into a large entrance hall, providing access to all areas of this impressive home.





To the right of the entrance hall, a practical coat cupboard and cloakroom enhance the functionality of the home. A dedicated study with picturesque views over the front gates and fields beyond makes for an ideal workspace. Meanwhile, the vast sitting room provides an inviting space for entertaining, featuring bi-fold doors that seamlessly connect to the garden.

The kitchen, recently refitted with premium Miele appliances, is a chef's dream, boasting two wine fridges and a freestanding cooker available via separate negotiation. A large utility room and a separate boot room at the back of the house add to the practicality of this delightful home.

To the left of the entrance hall, you'll find a well-appointed double bedroom accompanied by a separate shower room. Adjacent to this is a fantastic playroom, featuring sliding doors that open directly into the garden—ideal for children or as a potential annexe (subject to planning permissions). Continuing down the hallway, there is a second double bedroom with an adjoining shower room and a walk-in wardrobe. A family bathroom serves the remaining double bedroom, ensuring ample facilities for family and guests alike.



The principal bedroom is a highlight, exceptionally spacious with abundant built-in storage and large windows that offer views of the garden and heated swimming pool. This room boasts an ensuite bathroom, complete with both a bath and a shower for ultimate relaxation.

Step outside to discover a beautifully landscaped wraparound patio with multiple seating areas, perfect for alfresco dining or enjoying the sun. Garden sheds with a lean-to behind the garage provide additional storage solutions.

The standout feature of Kookaburra is undoubtedly the magnificent heated swimming pool, complemented by a charming summerhouse—ideal for those hot summer days. Beyond the pool is an orchard, while the remainder of the garden is predominantly laid to lawn, creating a serene environment for relaxation and recreation.

With its impressive layout, extensive amenities, and stunning outdoor space, Kookaburra offers a unique opportunity for comfortable living in a picturesque setting.

Services

Mains water and electricity. Private drainage. Oil heating. Electric underfloor heating in one bathroom.

Local Authority

West Berkshire Council. Tel: 01635 42400

Postcode

RG7 5TS

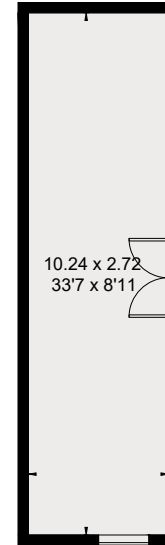
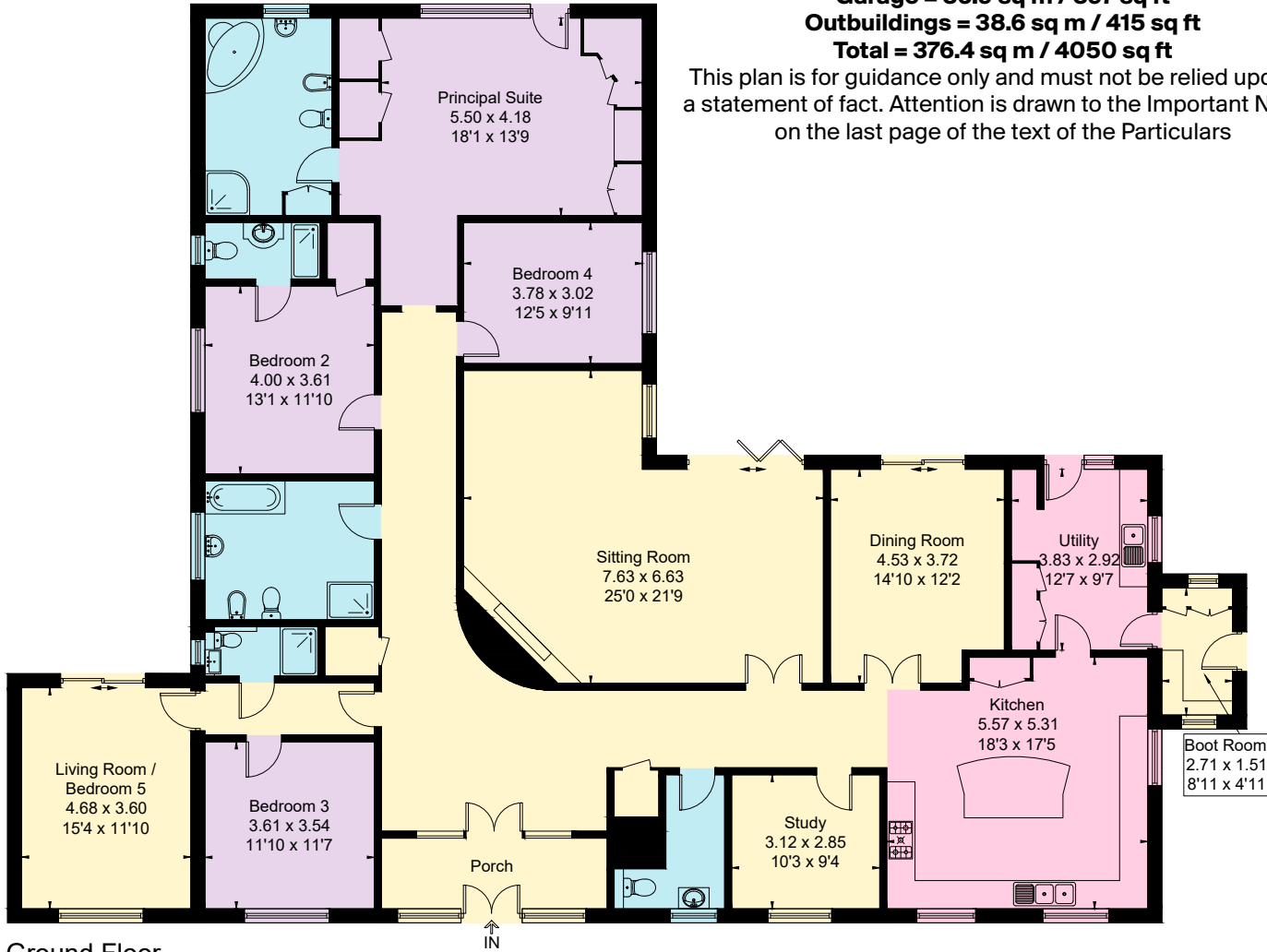
Viewing

Viewing by prior appointment only with the Agents.

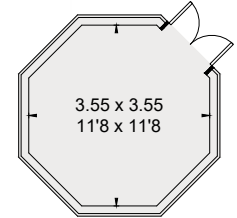


Approximate Floor Area = 300.9 sq m / 3238 sq ft
Garage = 36.9 sq m / 397 sq ft
Outbuildings = 38.6 sq m / 415 sq ft
Total = 376.4 sq m / 4050 sq ft

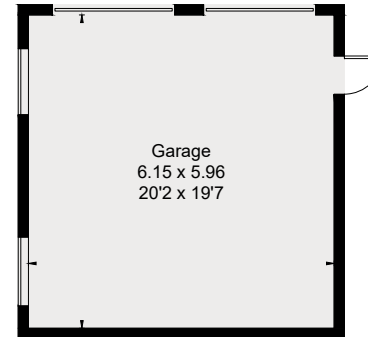
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Connecting people & property, perfectly.

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