



DEWE LANE  
BURGHFIELD • RG30 3SU

HASLAM'S  
1838  
COLLECTION





INTRODUCING  
**DEWE LANE**

BURGHFIELD • RG30 3SU

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**£1,225,000**

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A beautiful 5-bedroom detached home that enjoys a semi-rural setting with direct frontage to the River Kennet.

The estate is approached via a tree-lined private drive and sits alongside refined apartments converted from the original mill house. The brick-paved driveway provides parking for multiple vehicles with a detached double garage.

Downstairs, there is a characterful dual-aspect drawing room with French doors that access the garden. The kitchen offers a light-filled space with a breakfast area that enjoys garden views and leads to a utility room. There is a separate dining room perfect for entertaining and larger gatherings. A cosy living room, versatile study and cloakroom complete the ground floor.

Upstairs, the primary and guest bedrooms have en-suites. The remaining three bedrooms all offer ample storage with a shared family bathroom.

The garden is a true feature of this home, sitting directly on the River Kennet and complete with mooring and fishing rights making it a great space for nature lovers. A separate decking area means you can enjoy al fresco dining with impressive river views.

This property is part of an exclusive collection of 16 detached residences set on a private island. The location benefits from access to local village amenities with excellent transport links via M4 junction 12 and Green Park station. The towns of Reading, Newbury and Basingstoke are within commuting distance.







# IN A NUTSHELL

Bedrooms	5	Reception Rooms	4
Bathrooms	3	Parking Spaces	6











## THE OWNER'S STORY

We've had the joy of living in this home for the past 21 years, raising our family and creating many memories along the way. What first drew us here was the peaceful setting, beautiful surroundings, and the sense of space—and it's something we've loved.

The estate itself is wonderfully private and secure, with a welcoming, close-knit community of neighbours who are always friendly and helpful. We've loved the access to nature right on our doorstep, with scenic countryside walks around the lakes and along the River Kennet. One of our favourite strolls is the 10-minute walk to The Cunning Man pub—perfect for a relaxed meal or drink by the water.

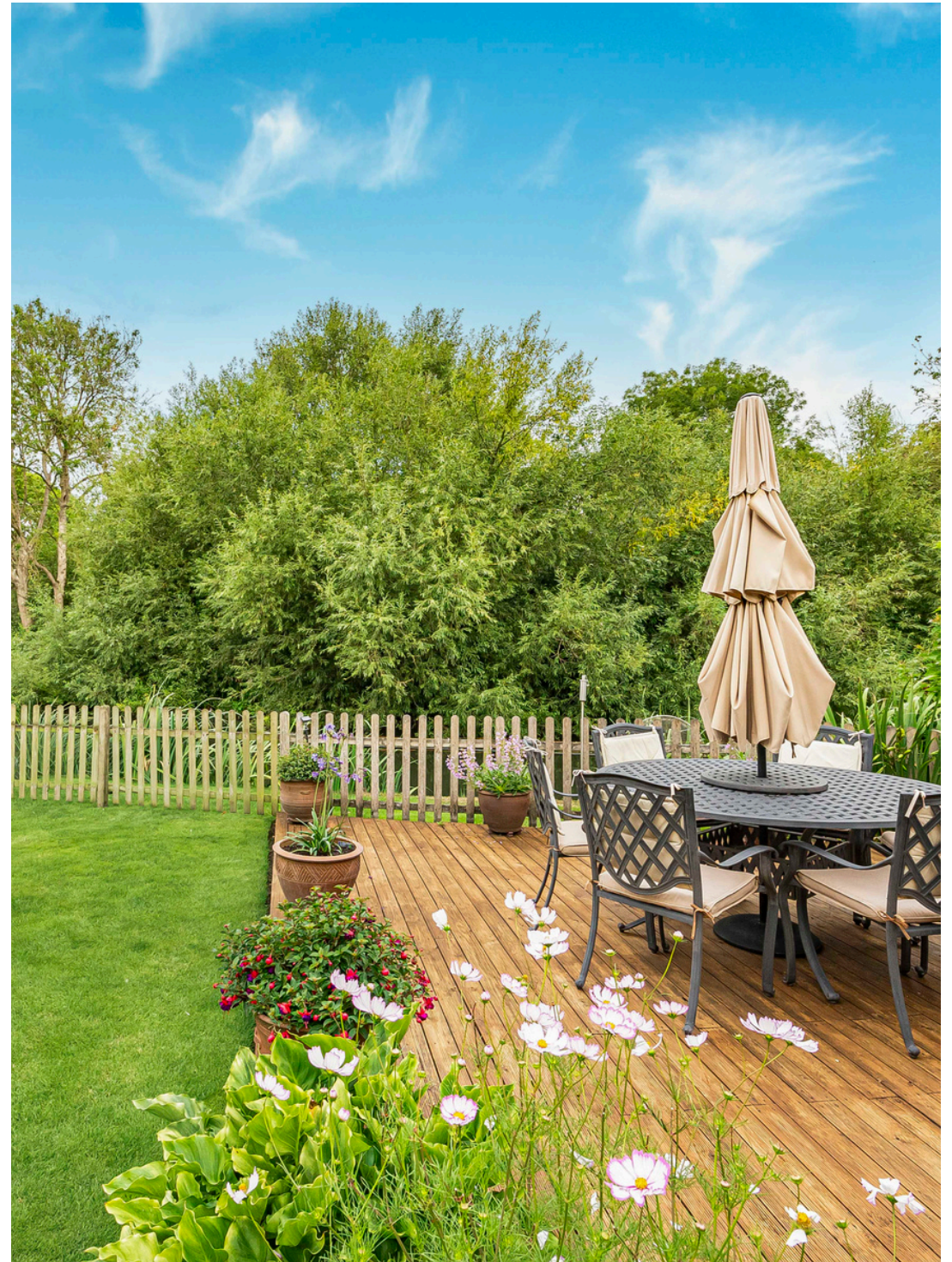
Our garden backs directly onto a quiet, picturesque stretch of the River Kennet, where we've enjoyed the privilege of fishing and having mooring rights. The views from the house and garden are truly special—calm, green, and ever-changing with the seasons. The home itself is spacious and light, with a layout that has worked beautifully for both family life and entertaining.





Direct frontage to the River Kennet





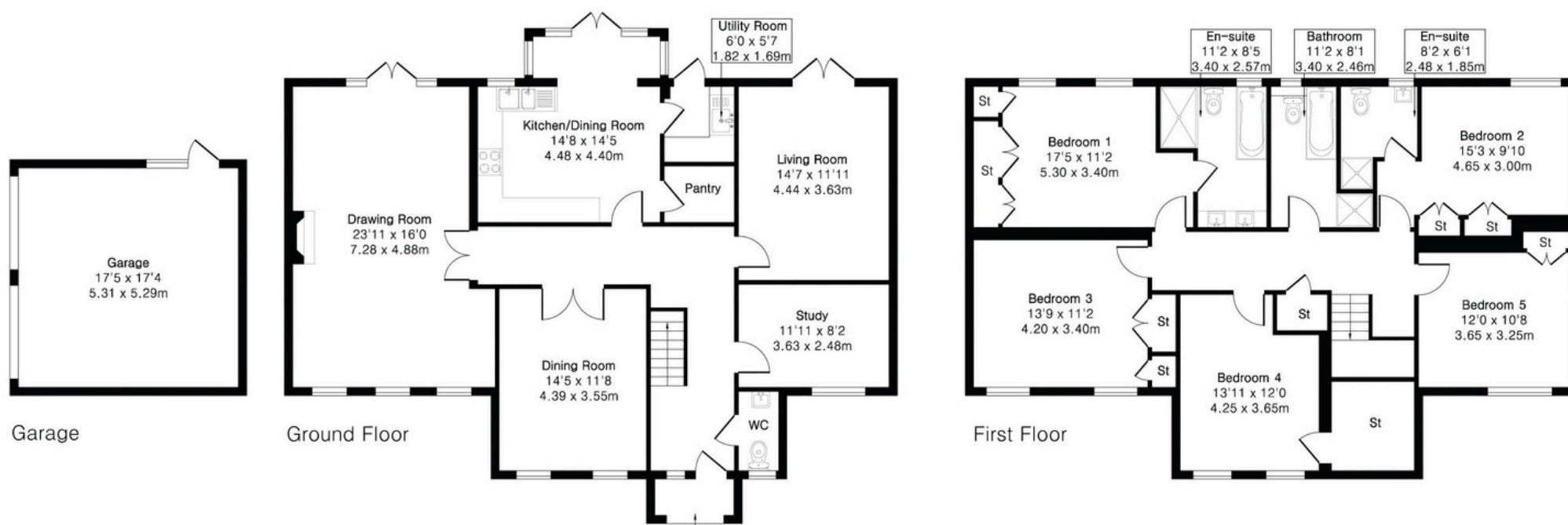


## Approximate Gross Internal Area 2553 sq ft - 238 sq m (Excluding Garage)

Ground Floor Area 1308 sq ft – 122 sq m

First Floor Area 1245 sq ft – 116 sq m

Garage Area 302 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**HASLAM'S**  
Sales



## ADDITIONAL INFORMATION:

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### **Parking**

The brick-paved driveway provides ample parking for multiple vehicles with a detached double garage.

### **Services:**

Gas – Mains

Water – Mains

Electricity – Mains

Heating – Gas central heating

Drainage – Communal klargester situated on the roundabout in the estate

Residents pay an estate charge of £93 per month to the Water Garden Management Company for the maintenance of the communal grounds.

### **Broadband Connection:**

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

### **Mobile phone coverage**

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

### **EPC Rating: C**

### **Flooding**

We understand the surface water and river flood risk summary for the area around the property is considered low however, this information is not specific to this property. The vendor informs us that when the River Kennet is full, they have had water in the garden and in the garage. For further information please check the gov.uk website "long term flood risk".





# AREA GUIDE BURGHFIELD

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## Transport

Burghfield is well connected for both local and long-distance travel. It's a short drive to the M4 (Junction 11), offering fast access to Reading, London, Basingstoke, and Heathrow. Nearby train stations at Mortimer and Theale provide services to Reading and onward connections to London Paddington and Waterloo.

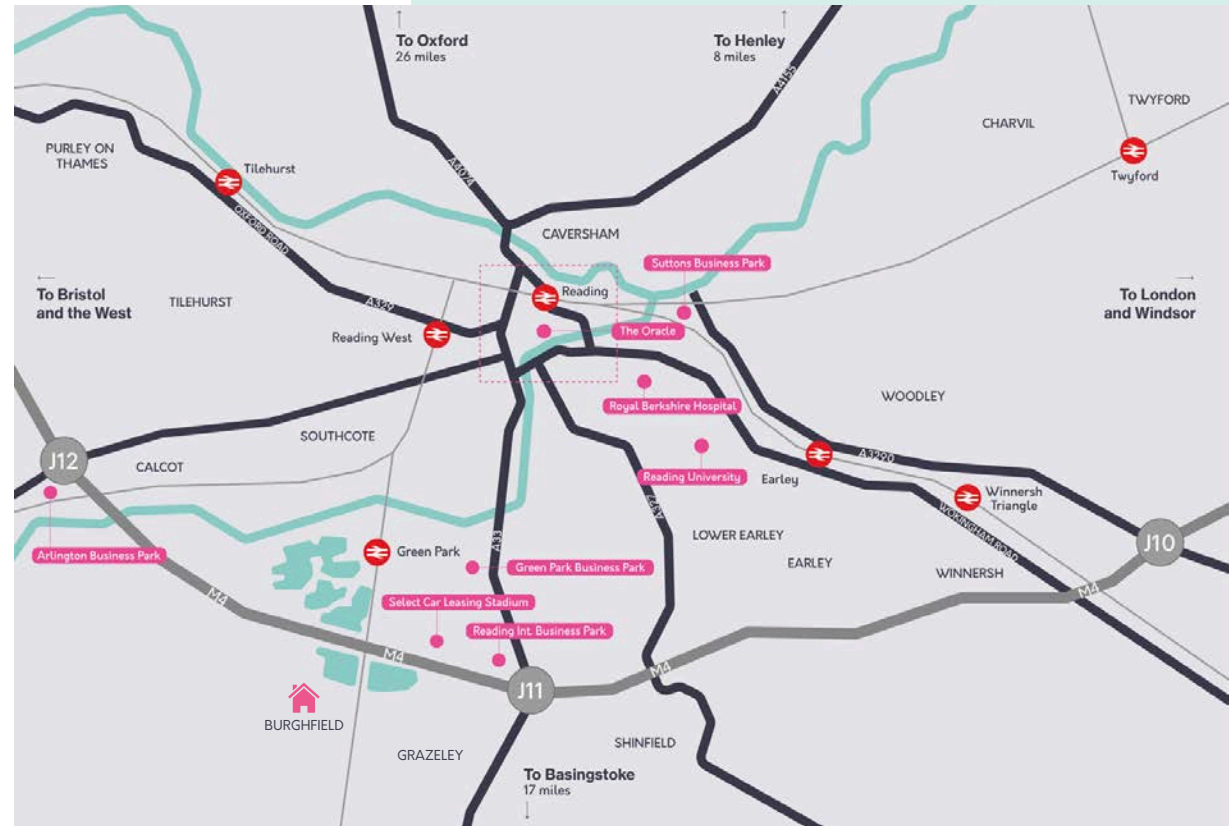
## Schooling

The area is well served by good local schools, making it attractive for families. Mrs Bland's Infant School and Garland Junior School provide strong foundations, while The Willink School in Burghfield Common is a popular secondary school. For those seeking private or grammar school options, Reading offers a wide selection.

## Leisure and Entertainment

The area has several welcoming pubs and eateries, with favourites like The Hatch Gate Inn and The Cunning Man.

The surrounding countryside provides excellent opportunities for walking and cycling, while local lakes and the sailing club offer water-based activities. The village also hosts community events, including the popular Burghfest beer and music festival.





# HASLAMs

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