



1 Manor Farm Mews • Tidmarsh • Berkshire



# 1 Manor Farm Mews • Tidmarsh • Berkshire

Pangbourne 1 mile • Reading 6 miles • M4 (junc 12) 3 miles • Heathrow 45 mins drive

- **Englefield primary school 4 minutes' drive (highly sought after primary school)**  
(all distances/timings approximate)

A late Victorian 3 bedroom end terrace, in splendid order throughout. Situated in a peaceful no-through lane, with easy access to the many footpaths giving delightful walks through countryside of outstanding natural beauty.

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1,344 sq ft / 124 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7









A late Victorian 3 bedroom end terrace, in splendid order throughout. Situated in a peaceful no-through lane, with easy access to the many footpaths giving delightful walks through countryside of outstanding natural beauty.

Walking distance to the village green with its children's play area, the village pub The Greyhound, which is a pretty thatched building offering a restaurant and outside seating area, and the ancient church of St Laurence.

#### Special features:

- Spectacular kitchen/living room is divided into a kitchen, a large dining area, sitting room and study area, with naturally polished oak flooring
- Main kitchen area is fully equipped with wide polished hardwood working surfaces, Rangemaster cooking range with double oven, grill, 5 ring induction hob, a fitted dishwasher, fitted fridge and freezer. The central island doubles as a breakfast bar, and French doors open onto the rear garden with flagstone terrace
- Sitting area has a pretty fireplace with a wood burning stove
- Utility room is in first class order with a range of cupboard units, polished hardwood worksurfaces and butlers sink. The large airing cupboard also houses the boiler

- Reception hall has polished hardwood parquet flooring
- There are two double bedrooms, and a third bedroom which would take a small double bed
- Bathroom refitted to a high standard with a half-panelled wall, shower over the bath and large window
- New septic tank, and oil tank recently replaced

**Summary of accommodation:** reception hall, utility room, cloakroom, kitchen/living/dining room with study area, 3 bedrooms, bathroom.

**Gardens:** To the rear, a spacious garden store, well-maintained lawn, flower borders to both sides and a fruit tree. Lime stone flagstone paved terrace. High, close boarded fenced for security all the way around. Pedestrian access to the side and easy access to the single garage which is owned by the property. Car parking for a single large car, or two small cars to the front.

**Local facilities:** Tidmarsh has a nice village pub; The Greyhound, and is situated very close to the neighbouring villages of Pangbourne and Theale. Nearby Englefield has a lovely village garden centre incorporating a village store and cafe, there is also a cricket team, a social club and church.



Nearby Pangbourne offers a range of amenities including a splendid selection of specialist shops including butchers, cheese shop, organic farm shop, a supermarket, library, doctors, dental practices, hairdressers, pubs and restaurants. The station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading.

**Schools:** Tidmarsh is within easy reach of the sought-after Englefield Primary School. St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College, Bradfield College and Brockhurst & Marlston House Schools.

There is also The Oratory School, St Finians, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance. There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey from Pangbourne.

**Directions:** From the offices of Dudley Singleton & Daughter turn left passing The Elephant hotel, proceed into Tidmarsh and past The Greyhound public house on the left, village green on the right, opposite the church on the left Manor Farm

Lane will be found on the right, the property is along on the left-hand side, before the turning into the garage blocks.

**What3words:** gymnasium.reboot.months

**Post Code:** RG8 8EY

**Tenure:** Freehold

**Services:** Mains water, shared septic tank drainage, electricity, oil fired central heating. Pressurised water system. Water softener. High speed broadband connected (Gigaclear).

**EPC Rating:** E

**Local Authority & Council Tax Band:** West Berkshire Band D

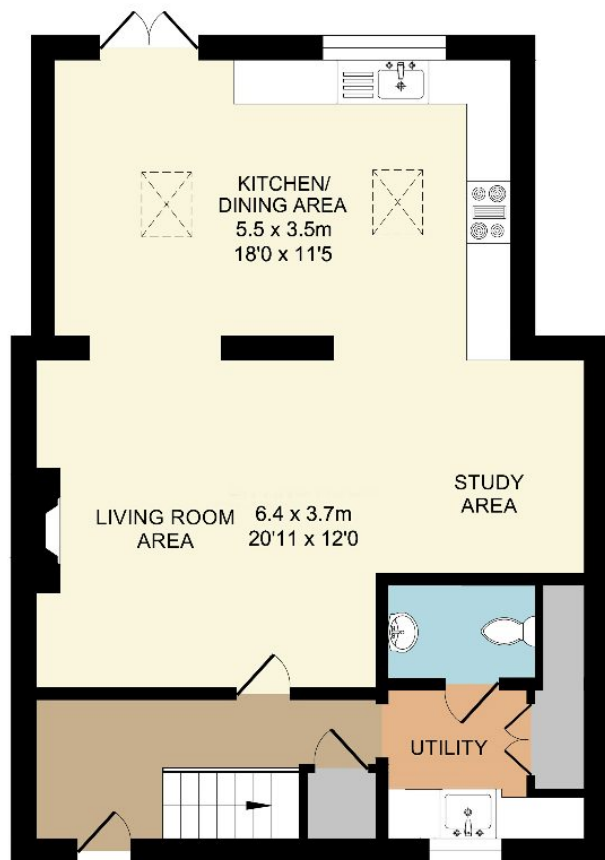
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.





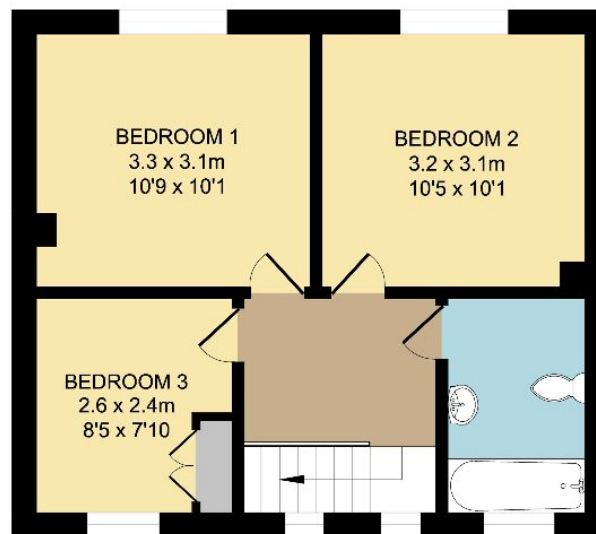




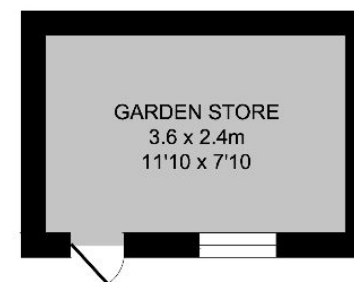


GROUND FLOOR APPROX. FLOOR AREA 57.0 SQ.M. (616 SQ.FT.)

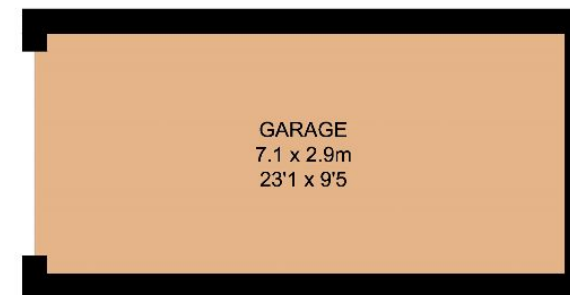
TOTAL APPROX. FLOOR AREA 124.0 SQ.M. (1344 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



FIRST FLOOR APPROX. FLOOR AREA 38.0 SQ.M. (412 SQ.FT.)



GARDEN STORE APPROX. FLOOR AREA 9.0 SQ.M. (94 SQ.FT.)



GARAGE APPROX. FLOOR AREA 20.0 SQ.M. (222 SQ.FT.)

**Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,**

No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

**Tel:** 0118 984 2662 **Email:** [info@singletonanddaughter.co.uk](mailto:info@singletonanddaughter.co.uk)

**Websites:** [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) [rightmove.co.uk](http://rightmove.co.uk), [mayfairoffice.co.uk](http://mayfairoffice.co.uk), [onthemarket.com](http://onthemarket.com) [countrylife.co.uk](http://countrylife.co.uk)

**London Office:** Cashel House, 15 Thayer Street, London, W1U 3JT

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Dudley  
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& Daughter**  
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