



Brook House • Maidenhatch • Pangbourne

Brook House • Maidenhatch • Pangbourne - unfurnished rental

Pangbourne station 2.3 miles • Reading 7 miles • M4 Junction 12: 2.5 miles • Heathrow 34 miles
(all distances/timings approximate)

A delightful 6 bedroom detached Victorian lodge house, set in a very pretty semi-rural location. To include a first class self-contained 3 room detached annexe, and a large purpose built, insulated, and heated garden office building.

3,735 sq ft / 347 m²
Gardens & Grounds extending to 0.35 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





6 bedroom detached Victorian house, set in a very pretty semi-rural location, with a first class self-contained 3 room detached annexe, and a large purpose built, insulated, and heated garden office building.

Brook House has large rear gardens which enjoy the southerly sun, and overlooks very beautiful pastureland and woodland. There is a decked terrace beside the pretty chalk stream fed Maidenhead brook.

The whole property has been lavishly refitted and restored by the present owners, to exacting and luxurious standards.

Set within the heart of very beautiful countryside and yet is not isolated with other residences forming a small hamlet and just across the lane, the Tidmarsh Stud, all accessed via a private no-through road. This area is noted to be of outstanding natural beauty.

Special features:

- Fabulous 48ft open plan living/kitchen/dining room. This area includes a kitchen/breakfast area, a snug with wood burning stove, large dining/family area with bi-fold doors opening onto the terrace and rear gardens
- Hi spec kitchen area has a 5 ring induction hob, fitted wine fridge, Miele dishwasher oak breakfast bar with 4 stools, twin Neff ovens, Villeroy & Boch double sink with Quooker hot/cold tap. Utility cupboard, with fitted washing machine and tumble dryer. full height fridge

- Spacious sitting room with double aspect, bi-fold doors opening onto the rear sun terrace. Fitted cinema and tv projector with electric screen and surround sound system.
- High quality self-contained annexe with underfloor heating, full insulation, two bedrooms, shower room, very pretty kitchen/living room fitted with fridge freezer, washing machine, ceramic hob, extractor, oven, sink, peninsula breakfast bar with two stools, and fitted dishwasher
- Purpose built garden office building is double glazed, has underfloor heating with fitted units
- Large above ground Masterspa hot tub
- Lockable racked & insulated wine store, with winemaster air conditioner
- Main bedroom has French doors opening onto a large balcony, ensuite dressing room, wet shower, and oval bath
- Guest bedroom with glass Juliet balcony, ensuite shower room and dressing room
- Excellent energy efficiency

Summary of accommodation:

Main house: Cloakroom, kitchen/breakfast /dining/snug, laundry room, utility cupboard, sitting room, workshop/garden store.

4 bedrooms, family bathroom, dressing rooms and ensembles to bedrooms 1 and 2.

Annexe: 2 bedrooms, shower room, kitchen/living room

Garden office: Office, kitchen/reception area, shower room



Gardens: Landscaped rear gardens mainly laid to lawn with very large flagstone laid terrace. Covered area in front of the sitting room bi-fold doors. Hot tub. Fitted ground surface trampoline. Decked terrace beside the brook, with power and light for summer entertaining.

Gardens & Grounds extending to: 0.35acre (approx.)

Local Facilities: There are delightful walks from the property by way of footpaths and bridleways. There is a first-class fitness and tennis centre at Bradfield College which is open to membership with a fine indoor swimming pool, gym, squash courts, indoor and outdoor tennis courts. There are also plenty of facilities for the golfing enthusiast in the area – Streatley Hills, Mapledurham and Calcot to name but a few. For the equestrian enthusiast, Livery and Dressage available at Tidmarsh Stud, livery and Dressage farm which is just over the lane from the property. Large supermarkets of Waitrose and Sainsbury's within easy driving distance. Pangbourne and Theale have train stations offering fast commuter links to London.

Schools: There are excellent schooling facilities in the area – Pangbourne College is nearby, Bradfield College is within easy access, as is St Andrew's Preparatory School, Moulsoford Boys School, Cranford House, Downe House and The Oratory.

Directions: From the offices of Dudley Singleton & Daughter, turn left, proceed over the mini roundabout passing The Elephant Hotel. Turn right into Pangbourne Hill, turning second left into Bere Court Road. Proceed to the end until you reach a crossroads. Proceed straight over the crossroads into Dark Lane. A short distance along, turn left at the sign for Maidenhatch Stud Farm and livery stables and Maidenhatch Farm. Proceed down this drive, which is a no-through lane, until you reach the end where you will see Tidmarsh Stud on your left, follow the road to the left, and Brook House will be found on your right.

What3words: hammer.corn.falls

Post Code: RG8 8HP

Services: Mains electricity, private water supply, private drainage by treatment plant, air source heat pump for heating & hot water including main house, annexe and office, water softener.

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band G

Deposit: A holding deposit equivalent to 1 weeks rent £957.69 (to secure the property). A damage deposit equivalent to 5 weeks rent £4,788.46 will be held by the Government approved Tenancy Deposit Scheme.

Rent: £4,150 to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

Tenancy Information:

The following are permitted payments which we may request from you:

a) The rent

b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme

c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent

d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant

f) Payments in respect of utilities, communication services, TV licence and council tax; and

g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

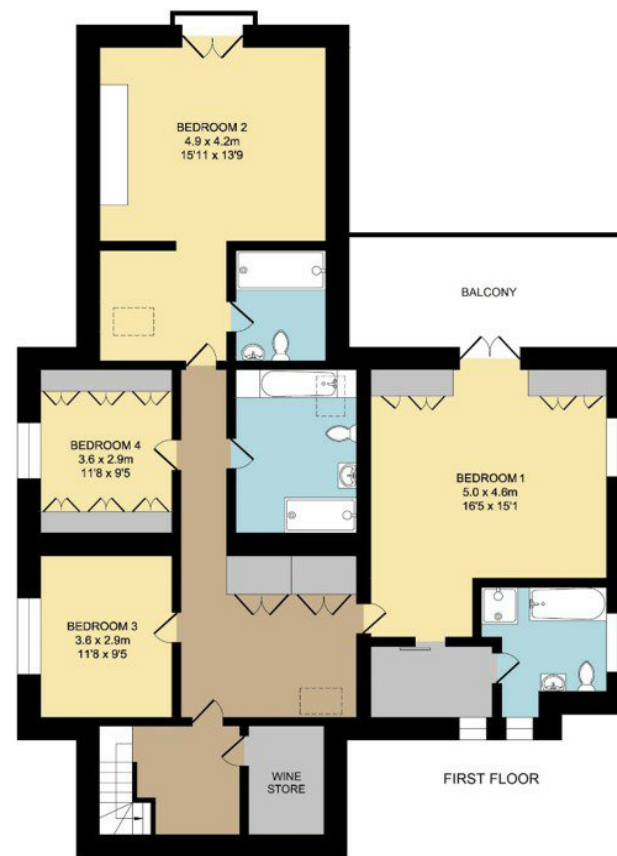
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TOTAL APPROX. FLOOR AREA 346.0 SQ.M. (3735 SQ.FT.)
Main House - approx. floor area - 275.0 SQ.M. (2965 SQ.FT.)
Annexe approx. floor area - 38.0 SQ.M. (413 SQ.FT.)
Office approx. floor area - 33.0 SQ.M. (357 SQ.FT.)

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



Viewing by arrangement with vendor's agent; Dudley Singleton & Daughter No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN 0118 984 2662 info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk mayfairoffice.co.uk **London Office:** Cashel House, 15 Thayer Street, London, W1U 3JT

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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