



Little Paddocks • Tidmarsh • Berkshire

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Pangbourne 1 mile • M4 (J12) 3 miles • Reading 7.5 miles
(all distances are approximate)

3,757 sq ft / 349 m²
Gardens & Grounds extending to 0.5 acre
(all measurements are approximate)

An individually designed 5-bedroom, 4 bathroom, detached modern country house of character. Wonderful views to the rear over open countryside and farmland, in an area noted to be of outstanding rural beauty. With sweeping lawns running down to the River Pang, a pretty chalk stream, noted for its brown trout.

Your attention is drawn to the important notice on page 7





Set well back from the road, in approximately half an acre of gardens and grounds, Little Paddocks offers excellent family accommodation which is spacious and well-designed.

Tidmarsh is a semi-rural village located just a mile from Pangbourne. Surrounded by beautiful countryside, with many nearby footpaths giving wonderful walks.

Easy drive or walk to Pangbourne, with its extensive range of specialist shops, riverside pubs and restaurants, amenities and station giving fast commuter links to Reading and Paddington.

Special features:

- Fabulous peaked feature window in the reception hall rises to the first floor flooding the property with light
- Superb 20 sqft living room with open walk-through access to the kitchen, creating an excellent family hub. Multiple windows give lots of light and views over the gardens to the fields and woodlands beyond
- First quality fitted kitchen with polished granite work surfaces, wine cooler, dishwasher, 3 electric ovens, induction hob, Samsung American style fridge freezer with cold water/ice and Wi-Fi connectivity
- Bedroom 1 has a dressing room, ensuite bathroom and two pairs of French doors which open onto a balcony with glazed balustrade
- Sitting room with open fire place
- Double aspect study with polished parquet flooring
- Garden/Dining room with French doors opening onto the rear terrace



- Excellent examples of oak joinery including a modern sweeping staircase, galleried landing, substantial front door, and all internal doors
- Utility room houses the oil-fired boiler, and has plumbing for washing machine, and venting for tumble dryer
- Air conditioning in bedroom 1, bedroom 2, sitting room and gym
- Oak effect primary double glazed replacement windows throughout
- All bathrooms are of high quality
- All bedrooms have fitted wardrobes
- Full fishing rights on River Pang
- Views to the right of the ancient parish church of St Lawrence with its history reaching back into Norman times
- Property substantially constructed of brick under a tiled roof

Summary of accommodation: Reception hall, study, family room, sitting room, kitchen, living/breakfast room, garden room/dining room, gym, utility room. Bedroom 1 with dressing room and ensuite bathroom, 4 further bedrooms, 2 ensembles and family bathroom. Integrated garage. Integrated garden store. Summer house.

Gardens: Very private rear gardens approximately 200ft in depth, bounded at the end by the River Pang. Mainly laid to well-maintained lawns, with herbaceous borders. 60ft (approx.) of river frontage with full fishing rights. The riverside decked area is perfect for summer entertaining. Large stone terrace adjacent to the house, with a further raised decked area. Summer house faces the River Pang with views over the fields. Large garden store.



Large frontage with parking for multiple cars. Large integrated garage which is fully lined and plastered, with remote controlled roller door.

Local facilities: Tidmarsh has a nice village pub; The Greyhound, an ancient church, playing fields, numerous wonderful countryside walks and bridlepaths. Nearby Englefield has an excellent village garden centre incorporating a village store and café, and Cobbs Farm Shop with butchers, greengrocers, deli, cafe/restaurant, and fitness studio is nearby.

Pangbourne offers a range of amenities including a splendid selection of specialist shops including a butcher, bakery, cheese shop, organic shop, a small supermarket, library, doctors, dentists, hairdressers, riverside pubs, and restaurants. The station offers fast train links to London Paddington (approx. 47 minutes), Oxford and Reading (soon to have Crossrail giving fast links to The City).

Schools: Little Paddocks is within easy reach of a number of fine schools including the highly sought-after Englefield Primary School. Within easy driving distance are; St Andrew's Preparatory School, Pangbourne College, Bradfield College, Brockhurst & Marlston House Schools, The Oratory School, St Finians, Cranford House, Moulsoford Boys School, and Downe House.

Directions: With the Greyhound Pub (RG8 8ER) on your left, continue along A340 for a short distance and Little Paddocks can be found on the left-hand side.

What3words: wand.remarked.subsystem

Post Code: RG8 8ER

Tenure: Freehold

Services/Utilities: Mains water, septic tank drainage, electricity, oil. Water softener. EV charging point to exterior of garage. Security system, and CCTV.

Broadband: Gigaclear high speed fibre broadband connected.

Mobile coverage checker: <https://www.signalchecker.co.uk>

Conservation area: No

Tree preservation orders:

<https://gis2.westberks.gov.uk/webapps/OnlineMap/?vln=TREE%20PRESERVATION%20ORDERS>

EPC Rating: D

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

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





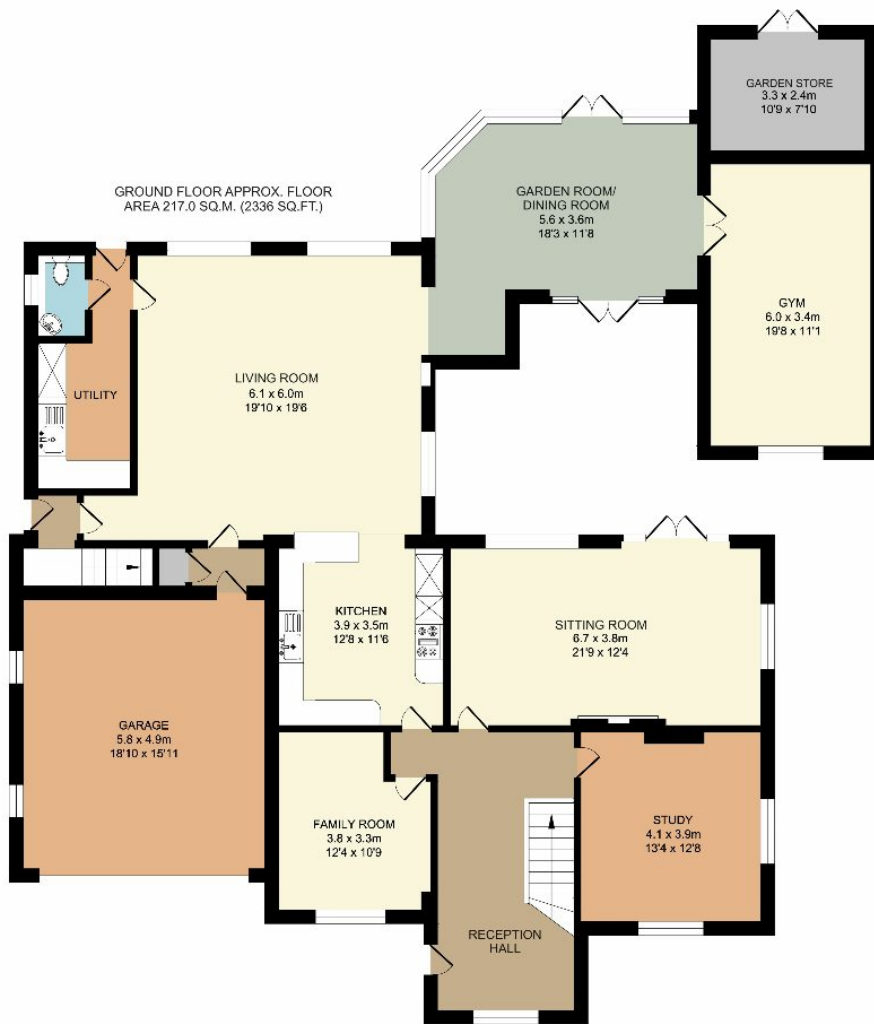
Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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

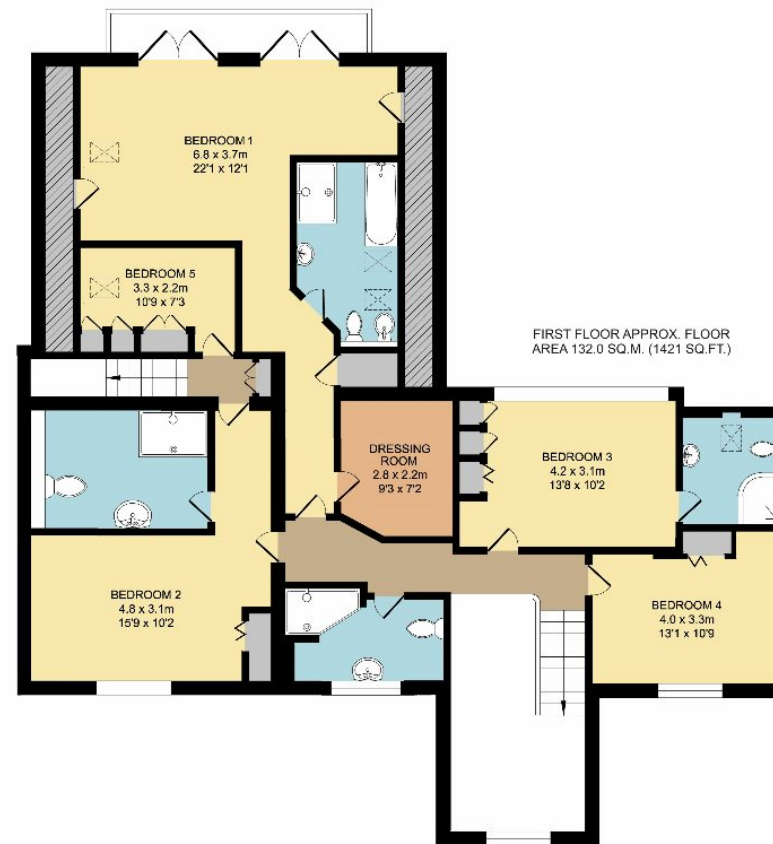
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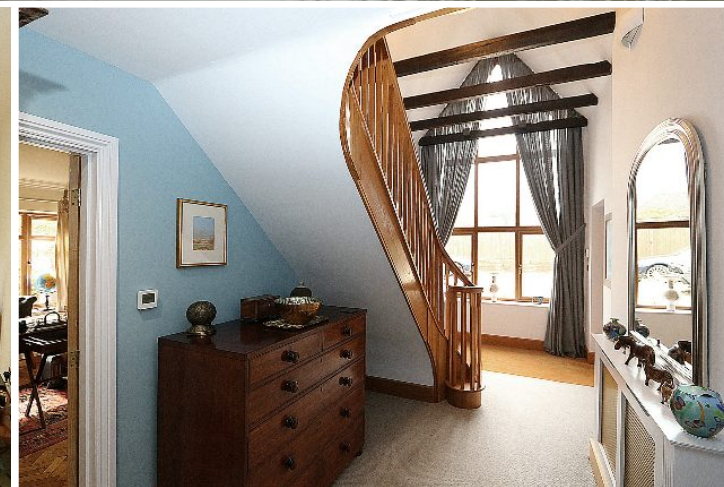
TOTAL APPROX. FLOOR AREA 349.0 SQ.M. (3757 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



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