



Crooked Cottage • Birds Lane • Midgham

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A charming detached 5-bedroom period cottage, valuably unlisted, which has been maintained and fitted over many years with care and dedication. Enjoying fabulous views and is surrounded by outstanding, very beautiful rolling countryside,

2,712sq ft / 252 m²
Gardens & Grounds extending to 0.46 acre
(all measurements are approximate)

Midgham train station 2 miles • Thatcham 2.5 miles • Newbury 7 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



Crooked Cottage is a very light and bright period cottage, unusual for its period, with some later additions. Accessed from a sleepy lane, and enjoying peace and rural seclusion. This is a fabulous property that will suit a family, and it is in beautiful condition throughout.

Surrounded by some unbelievably beautiful countryside with wonderful, far distant views over farmland, Midgham is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). With wonderful walks and bridlepaths nearby, yet close to nearby shops, amenities, and transport links.

Special features:

- The wonderful oak joinery throughout most of the property, to include oak panelled raised and fielded doors, archways, doorframes, flooring, window frames and ledges
- A substantial gothic arched oak door opens into an entrance lobby which in turn gives access to the impressive reception hall, with its generous limed oak fitted cupboard, and oak fittings
- Kitchen/breakfast room has high ceilings, pantry cupboard, Miele dishwasher, Rangemaster cooking unit with ceramic hob, plenty of room for a large breakfast table. Large windows give delightful views of the front and rear gardens and across to pastureland and woodland in the distance
- Sitting room with pretty bay window overlooking the front, fireplace fitted with wood burning stove



- Pretty oak door with nail studding gives access to a spacious dining room, with open fire, flanked on both sides by limed oak cupboards, pretty bay window overlooking the front gardens, fitted with box seat with cushion and storage under
- Octagonal garden room with vaulted ceiling, and two sets of French doors to rear garden
- Inner hall gives access to a well fitted cloakroom, glazed door to rear garden and one end connects to the kitchen/breakfast room, the other to the utility room
- Very beautiful carved oak staircase with balustrade rising gently and gracefully to the first floor
- Utility room with oil fired boiler, plenty of space for further fridge freezers, wide working surfaces, plumbing for washing machine, windows overlooking side gardens, door to garden room
- Two first floor bathrooms; one with shower cubicle and whirlpool bath, twin basins, the other with bath with shower taps, Corian surface to washing area and tiled flooring
- Bedroom 5 lies easily at hand, with staircase giving access over the double garage. Bedroom/sitting room with ensuite shower/cloakroom and fitted range of kitchen units with single bowl single drainer sink unit with mixer taps, oven unit with ceramic 4 ring hob, and wonderful views over natural countryside

Summary of accommodation: Entrance lobby, reception hall, dining room, sitting room, kitchen/breakfast room, utility room, garden room, cloakroom. 4 bedrooms, 2 bathrooms. Detached double garage, with bedroom 5, kitchenette and shower to first floor.



Gardens: The gardens surround the property with well-maintained lawns, tall shrubberies and mature trees to the boundaries giving seclusion and privacy. Yew hedges, Magnolia, York stone path to the front door, sun terrace across the front of the property for summer dining, further seating area, greenhouse, and garden store. Double garage with power and light, with bedroom 5/sitting room above.

Gardens & Grounds extending to 0.46 acre

Local Facilities; Within easy driving distance of the thriving commercial centres of Newbury and Reading, both providing excellent shopping and leisure facilities, making it a very convenient place to live. The M4 is just a few miles away and provides easy vehicular access to London and the West Country. Midgham train station is approximately 2 miles away, which gives good train connections to Reading and London Paddington. Just along the A4 is Thatcham which boasts a good selection of shops including a Waitrose supermarket.

Midgham has a [village green](#) and [village hall](#). The Angel Restaurant in Woolhampton has an excellent reputation and other pubs and restaurants in the area include The Bladebone at Chapel Row, The Boot Inn at Stanford Dingley, The Royal Oak at Yattendon, and The Pot Kiln at Frilsham.

Schools: The local area offers an excellent range of both private and state schools making it an ideal choice for families; these include primary schools in Woolhampton and St Finian's in Cold Ash, Elstree, St Andrews, Marlston and Brockhurst and secondary schools at The Kennet, Downe House, Bradfield College, Pangbourne College Kendrick School for girls, and Reading School for boys.

Directions: From the A4 Bath Road, take the road signposted Midgham ½ mile, Church Hill, and proceed along this road. Just past St Matthews Church, take the next left, Birds Lane, and the property is the last on the right, number 45, opposite April Cottage, number 47. If you have gone too far, there will be a sign on the right just past the cottage which says Woodside Farm and Oaktree Barn.

What3words: bugs.swarm.villa

Post Code: RG7 5UL

Tenure: Freehold

Some material information to note:

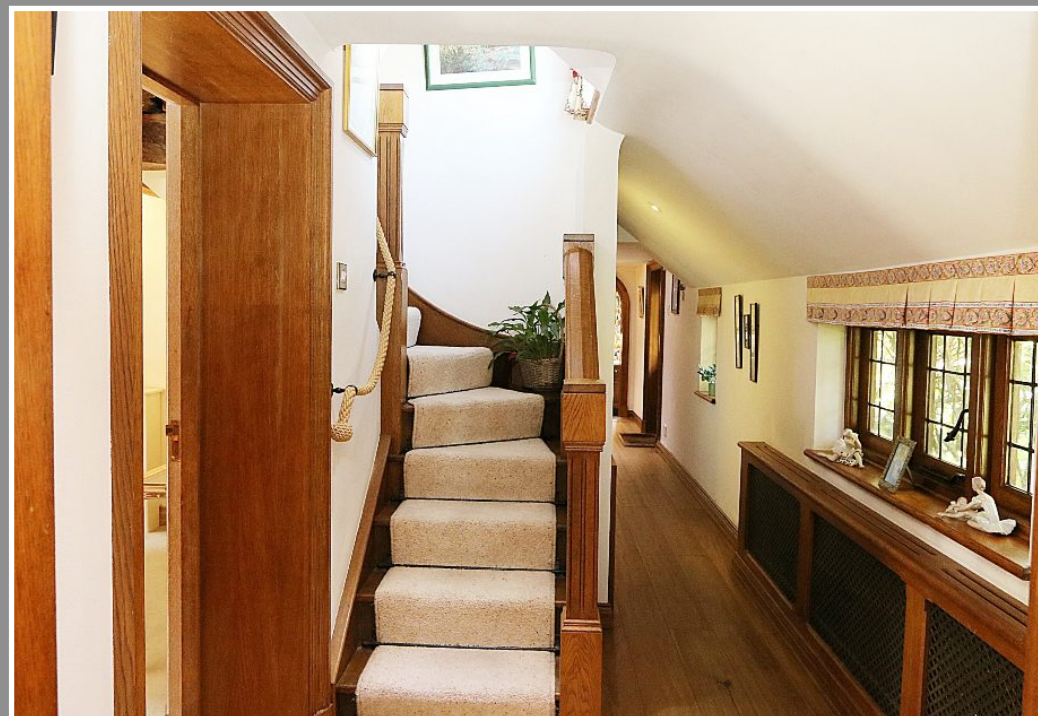
Oil boiler for central heating. Mains water and drainage. Mains electrics
Water from well has a pump and is used for watering the garden
The property has driveway parking and a detached double garage
Property construction is brick under a tiled roof
Accessibility; step free access from the street to the inside of the property
Gigaclear high speed broadband connected FTTP
Mobile signal is dependent on provider. Please refer to signalchecker.co.uk
This is a very low-risk flood area. It is not within a conservation area, but is within an AONB. It is not a listed building. There are no Tree Preservation Orders

EPC Rating E

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

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

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk



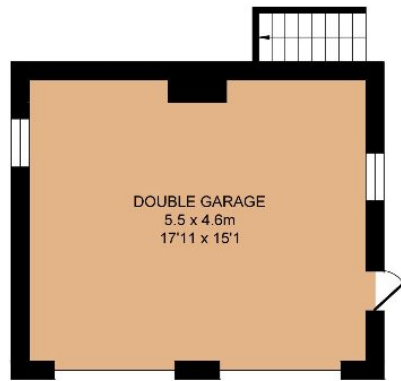


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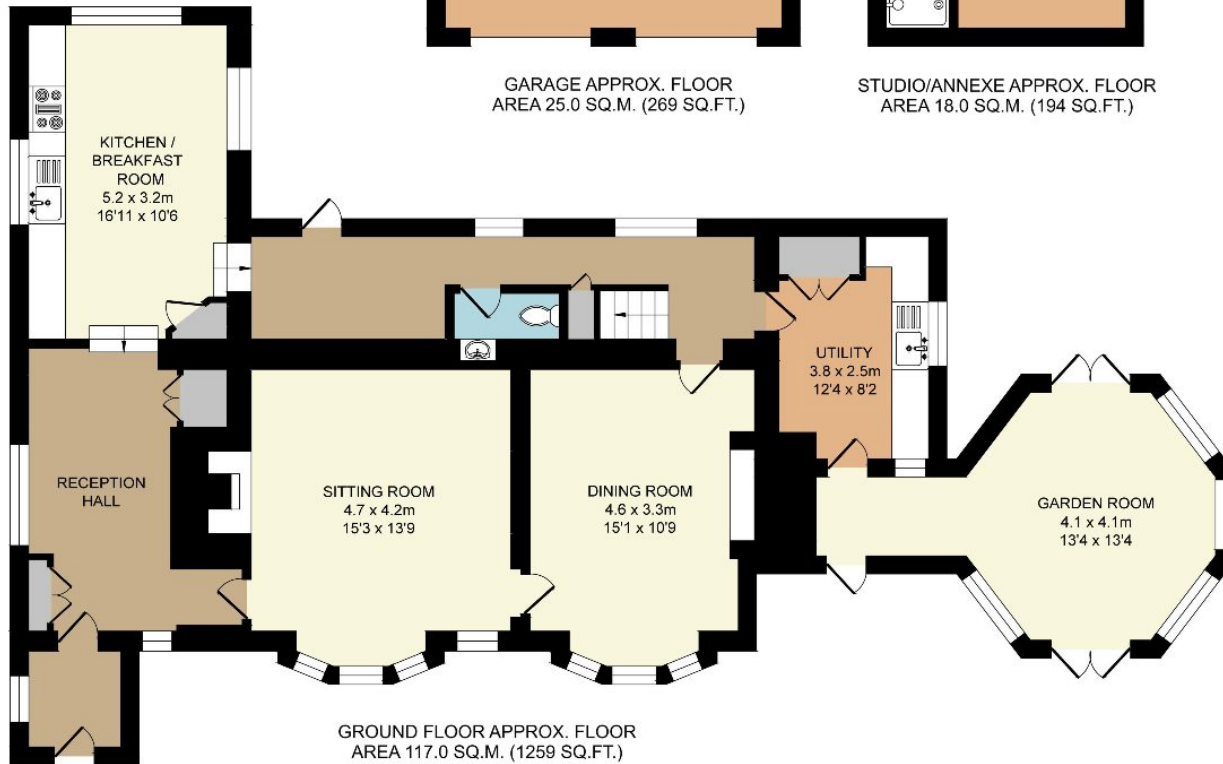
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GARAGE APPROX. FLOOR
AREA 25.0 SQ.M. (269 SQ.FT.)

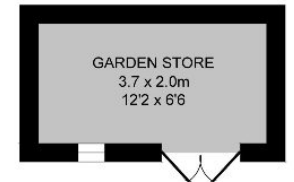


STUDIO/ANNEXE APPROX. FLOOR
AREA 18.0 SQ.M. (194 SQ.FT.)

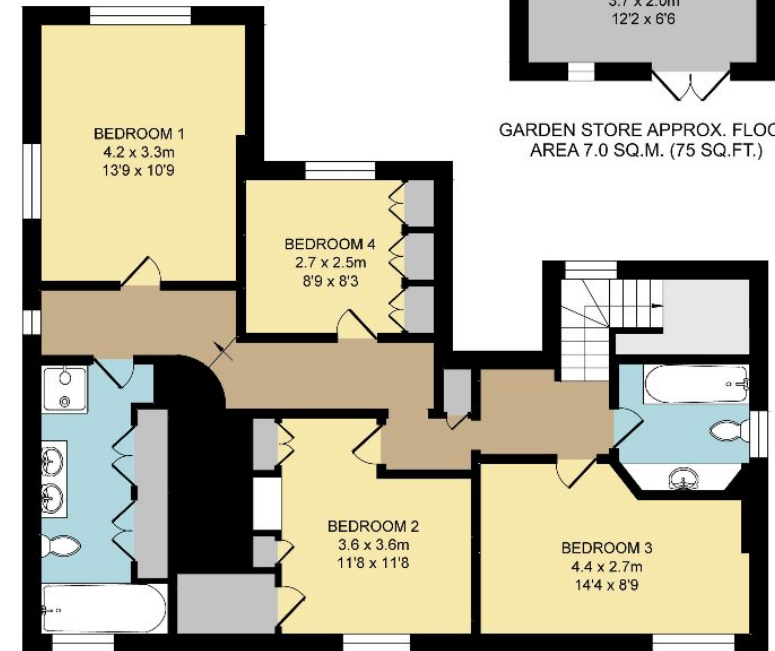


GROUND FLOOR APPROX. FLOOR
AREA 117.0 SQ.M. (1259 SQ.FT.)

TOTAL APPROX. FLOOR AREA 252.0 SQ.M. (2712 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. Not to scale. www.singletonanddaughter.co.uk



GARDEN STORE APPROX. FLOOR
AREA 7.0 SQ.M. (75 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 85.0 SQ.FT. (915 SQ.FT.)

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.





Viewing by arrangement with vendor's agent; Dudley Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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