



Old Rectory Cottage • Theale • Berkshire

## Old Rectory Cottage • Englefield Road • Theale

A very pretty 2 bedroom detached Georgian house, originally the coach house to the adjacent Rectory.

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1,474 sq ft / 137 m<sup>2</sup>  
(all measurements are approximate)

Few minutes level walk to High Street/medical centre • Theale station 0.4 mile/8 mins walk • M4 0.5 mile  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7





A very pretty 2 bedroom detached Georgian house, originally the coach house to the adjacent Rectory.

Built of Bath Stone Ashlar in 1830, with some later additions, the property is equally pretty on the inside as it is on the outside. The accommodation is spacious, with large windows typical of the period, giving lots of light with high ceilings.

The interior fitting and design is splendid. The property is Grade II listed, with potential for extension to the first floor over the sitting room to create a third bedroom (planning permission was achieved, now lapsed).

Situated a few minutes' level walk to Theale High Street with its excellent shops, amenities, and pubs, the medical centre, and the station with fast links to Reading, Paddington and Newbury. Both the primary and secondary schools are a few minutes' walk.

**Special features:**

- Sitting room is spacious, with a large bay window overlooking the courtyard and French doors accessing the rear garden. The area before the French doors could make a nice breakfast area

- Kitchen is centrally positioned with a large bay window with bench seats overlooking the courtyard. Rangemaster 110, American style fridge freezer, fitted dishwasher & microwave. Kick space heaters and limestone flooring
- Pretty octagonal conservatory is heated, with fitted blinds to the roof, a bar with seating, and French doors to the garden
- Dining room with a gas fuelled coal effect fire, ground to ceiling window overlooking the courtyard
- Main bedroom has fitted, matching wardrobes, cupboards and bedside tables, double aspect windows
- Well-fitted modern bathroom with thermostatic controlled shower over the bath
- Large high walled brick laid courtyard, accessed through remote-control gates
- Separate timber constructed office situated in the courtyard, with windows, power, and lighting

**Summary of accommodation:** Reception hall, sitting room, dining room, conservatory, kitchen, cloakroom, two double bedrooms, bathroom. Timber office and two wooden sheds in the courtyard.



**Gardens:** Gardens to the rear give complete seclusion and privacy with well-maintained lawn, pond, high brick walls and fencing, BBQ area, high level decked area, mature trees, and shrubs. The garden has pretty views of the Old Rectory and church.

Courtyard secured by electric gates can accommodate a number of cars, and has a timber constructed office, 2 garden stores.

**Local Facilities:** Theale offers a good range of shops including a Co-op, an excellent medical centre, and 3 fine pubs. It is only half a mile to the train station, which offers fast links to London Paddington in approximately 40 minutes. There is easy access to the M4, and a large Sainsbury's, Boots, B&M, Pure Gym, Dunelm Mill and Ikea store, just 1 mile away. Theale Golf Course is an excellent 18-hole parkland course.

Cobbs Farm shop with butchers, greengrocers, fishmongers, deli, cafe/restaurant, and fitness studio is a half mile away.

**Schools:** Easy walking distance to Theale Primary School which has been Ofsted rated "Outstanding", and Theale Green secondary school. The sought-after Englefield Primary School is close by, as is St Andrew's Preparatory School, Pangbourne College, Bradfield College and Brockhurst & Marlston House Schools.



**Post Code:** RG7 5AS

**What3words:** early.ever.aura

**Tenure:** Freehold

**General:**

Gas central heating

Mains electricity, gas, water, and drainage

Broadband connected FTTC

It is a Grade II listed building

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

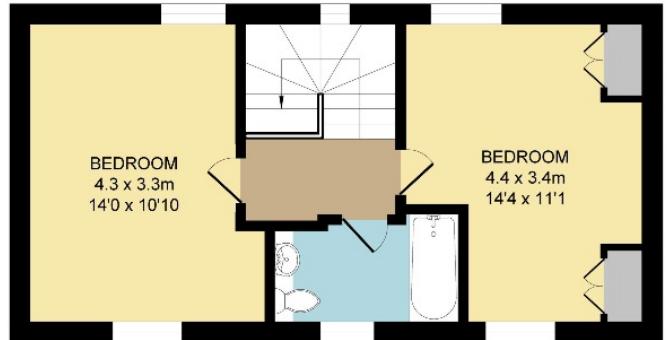
**EPC Rating** n/a

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

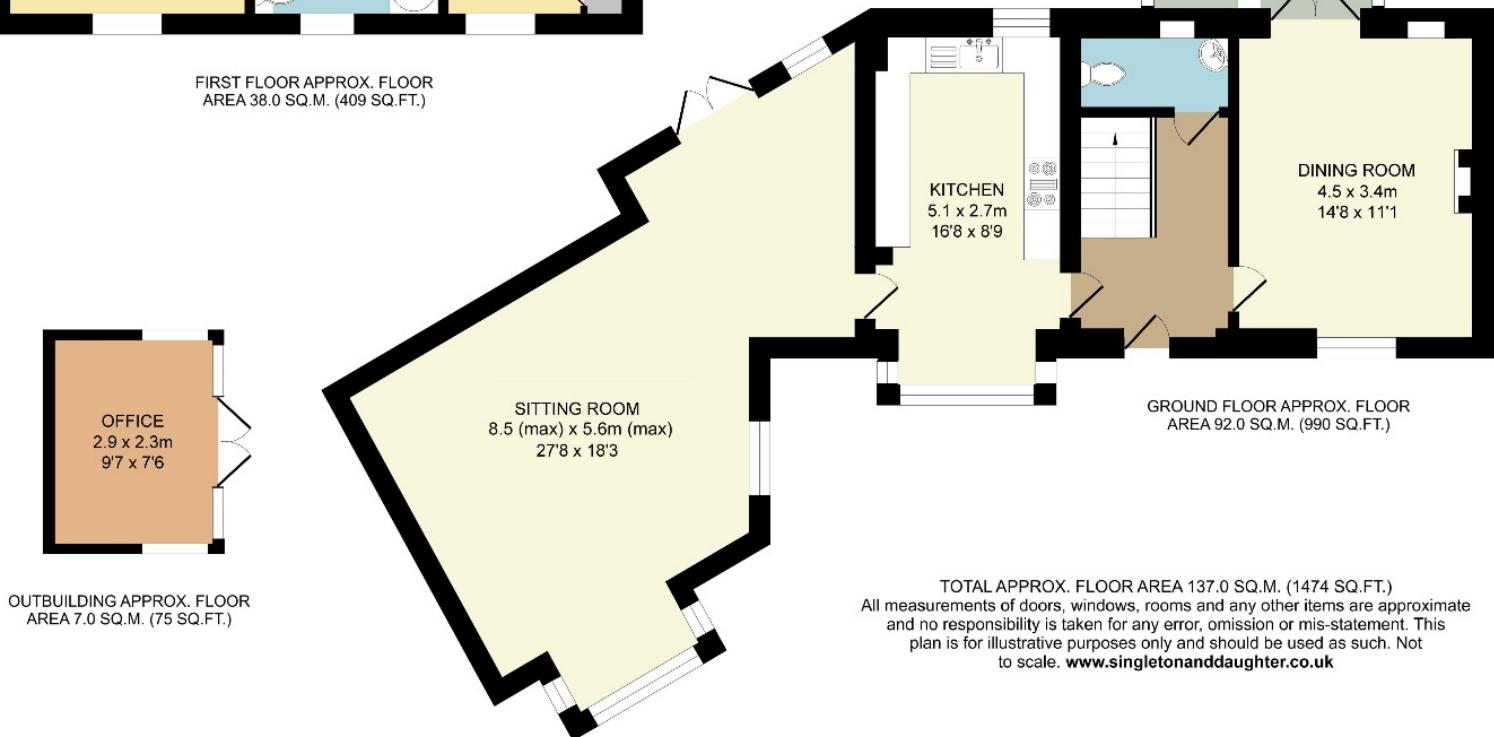
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.







FIRST FLOOR APPROX. FLOOR  
 AREA 38.0 SQ.M. (409 SQ.FT.)



OUTBUILDING APPROX. FLOOR  
 AREA 7.0 SQ.M. (75 SQ.FT.)

TOTAL APPROX. FLOOR AREA 137.0 SQ.M. (1474 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)



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

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