



Four Winds • Tidmarsh • Berkshire

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A 3-bedroom, semi-detached house, with tremendous potential for improvement and or extension, (subject to LAPP), set in large gardens

776 sq ft / 72 m²

(all measurements are approximate)

Pangbourne 0.9 mile • Reading 6 miles • M4 (junc 12) 3 miles • Heathrow 45 mins drive • Englefield primary school a few minutes' drive
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Dudley

**Singleton
& Daughter**

The Country Agent



A 3-bedroom, semi-detached house, with tremendous potential for improvement and or extension, (subject to LAPP), set in large gardens to both the front and rear, with a single garage linked to a large workshop behind.

Four Winds stands well back from the road, almost opposite the village hall, and within easy level walking distance of the village pub & restaurant; The Greyhound, the village green and church.

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 offering fast commuter links to Reading and Paddington, both with Elizabeth Line.

Special features:

- Enormous potential to modernise, and/or extend, subject to LAPP
- The kitchen has windows overlooking the side, door to the rear garden
- The property has had primary double glazed PVC windows fitted throughout
- The rear garden is approximately 30 metres in depth, and the front garden approximately 20 metres in depth

- There is a single garage linked to a large workshop behind
- Both double bedrooms have fitted wardrobes
- The bathroom on the 1st floor has been recently replaced, with an electric shower

Summary of accommodation: Reception hall, sitting room, kitchen, cloakroom, three bedrooms, bathroom. Garage and workshop.

Gardens: Large gardens to front and back. Side access to rear garden. The single garage has double timber doors, which has the drive-through access into the large garden store, making the total length approximately 16 metres. It could comfortably take two cars.

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



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 commuter links to Reading and Paddington, both with Elizabeth Line.

Schools: Four Winds is close to a number of fine schools including the highly sought-after Englefield Primary School. Within easy driving distance are; Theale Green School, Upper Basildon Primary School. St Andrew's Prep School, Pangbourne College, Bradfield College, Brockhurst & Marlston House Schools, The Oratory School, St Finians, Cranford House, Moulsoford Boys School, and Downe House.

Post Code: RG8 8ES

Tenure: Freehold

General:

Mains electricity and water
Septic tank drainage – private, not shared
Broadband connected FTTC

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

EPC Rating: D

Council Tax: West Berkshire, Band D

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





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TOTAL APPROX. FLOOR AREA 72.0 SQ.M. (776 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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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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