



Keepers Cottage • Mill Lane • Tidmarsh

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Main House

A splendid and unique, extravagantly fitted 17th century six-bedroom (not a listed property) country house to include a self-contained modern 2 bedroom flat.

Commercial yard:

The current vendors run a commercial yard, enjoying a separate vehicular access from the driveway. There is a certificate of lawful use provided by the local authority to access the site 24 hours a day, 7 days a week.

Main House : 3,692 sq ft / 343 m²

Barn: 833 sq ft/ 82 m²

Commercial Yard: Office and various outbuildings: 5,789 sq ft / 533 m²

Grounds: 3.5 acres to include gardens, paddocks and woodland.

(all measurements are approximate)

Your attention is drawn to the important notice on page 10





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Pangbourne 1.5 miles • M4 (junc 12) 4 miles
Reading 5 miles • Heathrow 45 minutes drive
(all distances/timings are approx.)

Main House

A splendid and unique, extravagantly fitted 17th century six-bedroom (not a listed property) country house to include a self-contained modern 2 bedroom flat.

This property can be used as two dwellings for dual family occupancy or as one large 6 bedroom house, the annexe is fully integrated with the main house and can be used as such if required.

A unique feature of Keepers Cottage is the tremendous level of privacy enjoyed within the surrounding gardens and grounds. The driveway to the property is a long and elegant approach through sweeping lawns onto the impressive driveway forecourt in front of the carports/ garages.

This is a fine and very unique property with a commercial yard attached with its own driveway access all set within 3.5 acres of gardens, grounds and a small woodland area together with extensive detached offices, and outbuildings.

Surrounded by countryside of outstanding natural beauty, with meadows, pretty trout streams and Sulham woods all nearby. This is a very protected area. There is an abundance of footpaths in the area.

To include a very beautiful late 16th century period barn, with later additions. (The barn is the only part of this property that is listed Grade II).

The property has planning permission for a link from the house to the barn which is Grade II listed if required, the main house is **not** a listed building.

Alterations and conversion of loft space over existing single storey dwelling

Commercial yard: The current vendors run a commercial yard, enjoying a separate vehicular access from the driveway. There is a certificate of lawful use provided by the local authority to access the site 24 hours a day, 7 days a week. This is for outside storage use Class B8 and parking for plant and machinery. Stores have use for Class B8 storage. Existing owners have an operator's licence for HGVs.

The property is within a few minutes' drive of shops, amenities, and transport links, making this a very accessible place to live. Heathrow airport is only 40 mins drive (approx)





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National access by road/ motorway:

The M4 junction 12 is approximately 4 miles away by car making this a very viable commercial premises with superb accessibility to the East and West of the UK and the North and South via the A34 accessed at Junction 13 of the M4.

Special features:

- Oak framed and oak paneled doors throughout
- Large luxury well-fitted kitchen/dining room with two sets of bi-fold doors opening onto the brick laid terrace for summer dining or entertaining
- The modern kitchen is fitted with four ovens, plate warming drawer, induction hob with integral extractor fan, fitted microwave oven, two dishwashers, fitted wine cooler, two built-in freezers, large integrated fridge, twin sinks, fitted American style fridge freezer
- TV room/sitting room
- Oak framed garden room with bi-fold doors opening onto the terrace
- Beautiful outside summer dining areas
- Wonderful lawns both sides of the long, elegant entrance drive
- Self-contained flat with exterior access, kitchen/utility room, sitting room, 2 bedrooms, ensuite bathroom plus a further family shower
- All the windows have been replaced throughout
- Large electrically operated entrance gates giving access to the driveway to the main house and a separate access to the commercial yard, office and outbuildings
- CCTV of the exterior covering the gate area, office, house and yard.
- Large oak frame porch in front of the main entrance
- Quadruple oak framed car port, with stairs up to first floor storage area with Dormer windows overlooking the front

Summary of accommodation:

Main House: Entrance hall, kitchen/ dining room, sitting room, Garden room, 4 bedrooms, 4 bathrooms/shower rooms with fully integrated access to the annexe

Annexe: Entrance hall, sitting room, kitchen/breakfast room, 2 bedrooms, ensuite and family bathroom, cloakroom.

Note: The first-floor annexe bedrooms/bathroom need some refurbishment

Outbuildings: Barn, 4 vehicle car port, garage/store, two detached double garages

Office: Large, detached office block with coffee/tea making area and on the other side of the offices there is a separate toilet.

Gardens: Gardens, grounds, woodland and paddocks in all extending to 3.5 acres (approx.)

Local Facilities: Enjoying easy access to Pangbourne and its excellent selection of specialist shops, a small supermarket, health centre, dentists, library, hairdressers, barbers, restaurants, and riverside pubs. There are many wonderful farm shops in the locality, and a Waitrose in Tilehurst.

Pangbourne offers superb transport links with fast train services, which include the Elizabeth Line at Reading and Paddington, and east via the City and Canary Wharf.

Excellent schools: The sought-after Englefield Primary School is close by, as is Theale Primary School which has been Ofsted rated "Outstanding", and Pangbourne Primary School has foundation stage 1. Within easy driving distance are Pangbourne College, Bradfield College, St Andrew's Prep, The Oratory School, Downe House, Cranford School and Moulsoford Preparatory School.

Post Code: RG8 8EB

Tenure: Freehold

General:

Mains electricity, Oil-fired central heating

Drainage by way of a sewage treatment plant

Water supplies from Keeper's private borehole Property has a borehole which is situated at one end of the barn which gives high pressure water supply to the property throughout

Gigaclear high speed broadband connected





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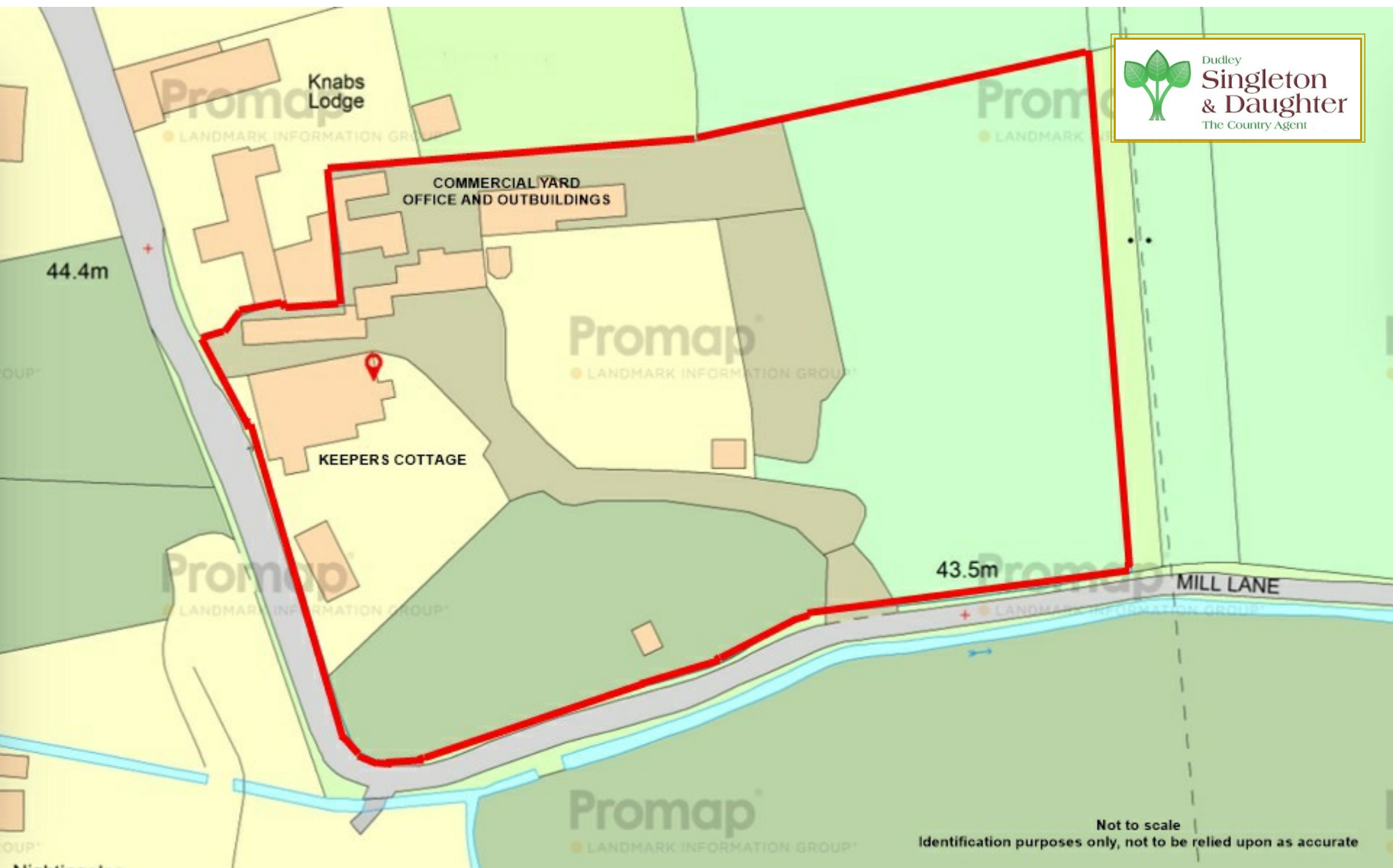
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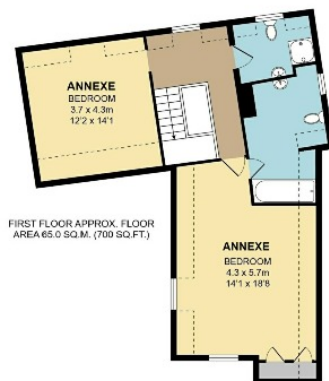
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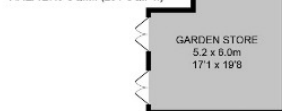




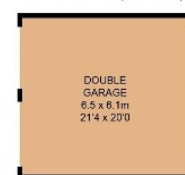
BARN APPROX. FLOOR AREA 82.0 SQ.M. (883 SQ.FT.)



GARDEN STORE APPROX FLOOR AREA 27.0 SQ.M. (291 SQ.FT.)



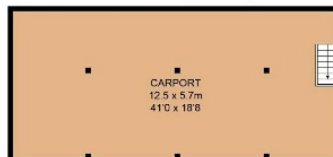
GARAGE APPROX. FLOOR AREA 40.0 SQ.M. (431 SQ.FT.)



FIRST FLOOR STORE APPROX FLOOR AREA 42.0 SQ.M. (452 SQ.FT.)



CARPORT APPROX. FLOOR AREA 71.0 SQ.M (764 SQ.FT.)



OFFICE APPROX. FLOOR AREA 74.0 SQ.M. (797 SQ.FT.)



GARAGE/STORE APPROX. FLOOR AREA 44.0 SQ.M. (474 SQ.FT.)



STORE APPROX. FLOOR AREA 144.0 SQ.M. (1550 SQ.FT.)



MAIN HOUSE TOTAL APPROX. FLOOR AREA 343.0 SQ.M. (3692 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

OUTBUILDINGS TOTAL APPROX. FLOOR AREA 615.0 SQ.M. (6622 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



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

EPC Rating: D

Council Tax Band:

West Berkshire, Band G (Keepers Cottage)

Fixtures and fittings:

Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent;

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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.

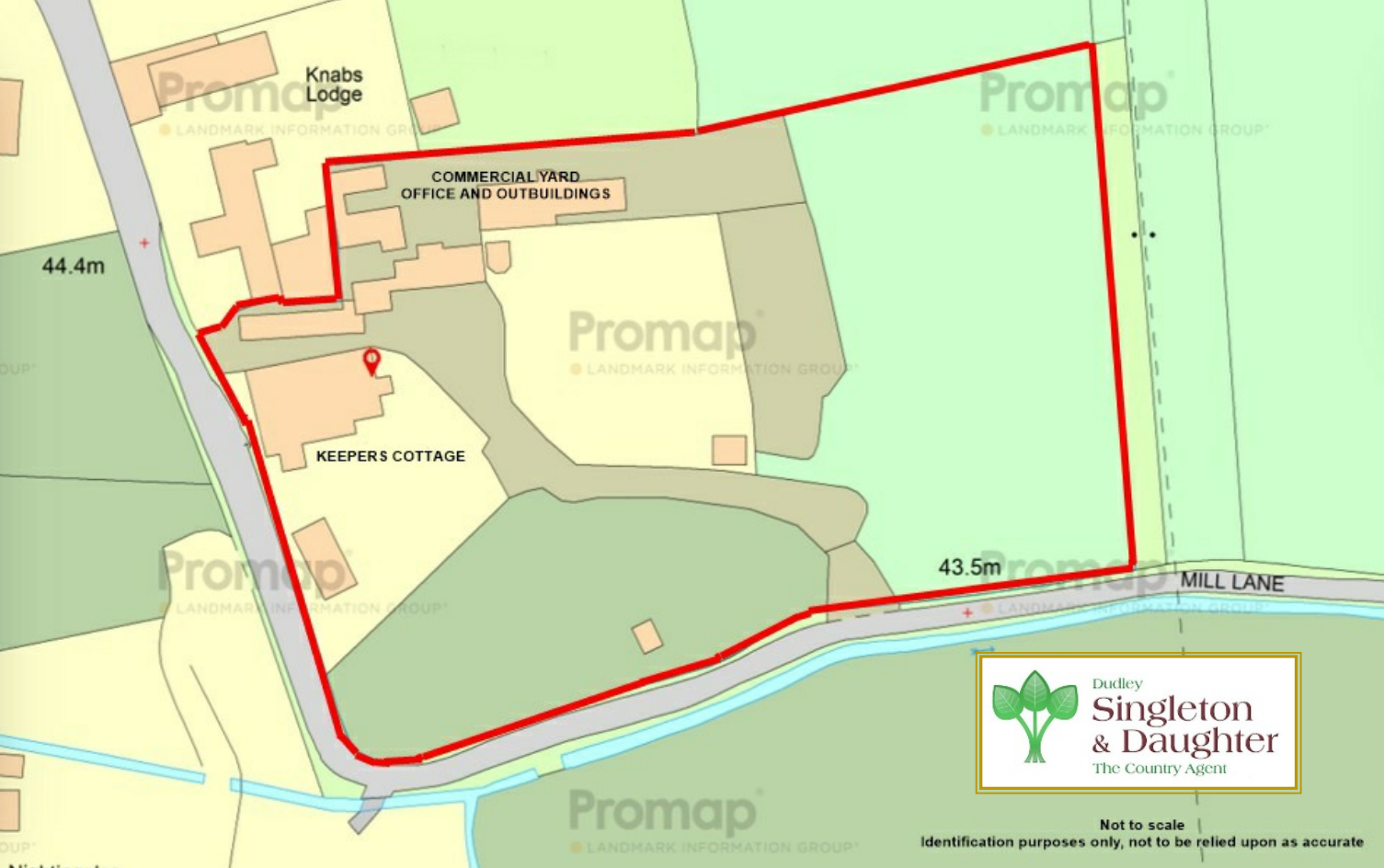


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