

The Birches • Tidmarsh • Berkshire



Dudley
**Singleton
& Daughter**
The Country Agent

The Birches • The Street • Tidmarsh • Berkshire

Pangbourne 1 mile • Reading 6 miles • M4 (junc 12) 3 miles • Heathrow 45 mins drive • Englefield primary school 4 minutes' drive
(all distances/timings approximate)

An outstanding modern 5 bedroom detached house enjoying a wonderful rural outlook over pastureland, to woodland and the River Pang in the distance.

2,270 sq ft / 211 m²
Gardens & Grounds extending to 0.22 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





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The property offers unusually spacious family accommodation, and the gardens are large, with the grounds extending to approximately 0.22 acre.

A wonderful kitchen/living/dining room has bi-fold doors which open up onto a wide sun terrace, with views over the rear garden to the countryside beyond.

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

Special features:

- The kitchen/ living/dining room is a splendid feature. Recently totally refitted, with bi-fold doors opening onto the rear sun terrace with summer dining areas, which lead onto the lawns and the rural views in the distance. There is room for a large dining table which could easily sit 8-10 people. The kitchen is fully fitted with high- and low-level cupboards and drawers, wide working surfaces, fitted dishwasher, oven, microwave, ceramic induction hob with stainless steel extractor over, pot drawers
- The principal bedroom has fitted wardrobes, and French doors opening onto a Juliet balcony with a glazed balustrade to take full advantage of the wonderful rear views

- The guest bedroom has a balcony with glazed door giving access and fabulous rural views
- The bathrooms are fitted to a very high standard, with a very spacious ensuite to the principal bedroom with a modern bath tub and a large separate shower
- All the windows have been replaced with primary double-glazed units
- Utility room is spacious and well fitted with quartz working surfaces, butlers sink, plumbing for washing machine and dryer, lots of storage cupboards and doors to garden and garage
- Large integral single garage which has a painted floor and has been used as a gym
- High hedges give seclusion to both front and rear and the rear garden is mainly laid to lawn with raised flower beds and herbaceous borders
- Type 2 electric vehicle charging point (wall box Pulsar Plus)

Summary of accommodation: reception hall, study, cloakroom, utility room, kitchen/living/dining room, sitting room, landing with study area, 5 bedrooms (one currently used as an office), family bathroom, ensuite to principal bedroom. Integral single garage.

Gardens: Front of the property is a large brick laid parking area, flanked by raised flower beds to the front boundary and in front of the house, parking for at least 4



cars, access to the single garage and side access to the rear garden. The rear garden has a stone terrace the width of the house, mainly laid to lawn.

Gardens & Grounds extending to 0.22 acre (approx.)

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, and cafe/restaurant 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: The Birches 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. There are bus pick up points in

Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon.

Directions: From the offices of Dudley Singleton & Daughter, turn left passing The Elephant hotel, proceed into Tidmarsh, and just after the speed camera turn left into the driveway.

Post Code: RG8 8ER

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, shared septic tank drainage. Pressure water system with unvented water cylinder which gives high pressure water flow to the whole property. High speed broadband connected.

- Type 2 electric vehicle charging point (wall box Pulsar Plus)

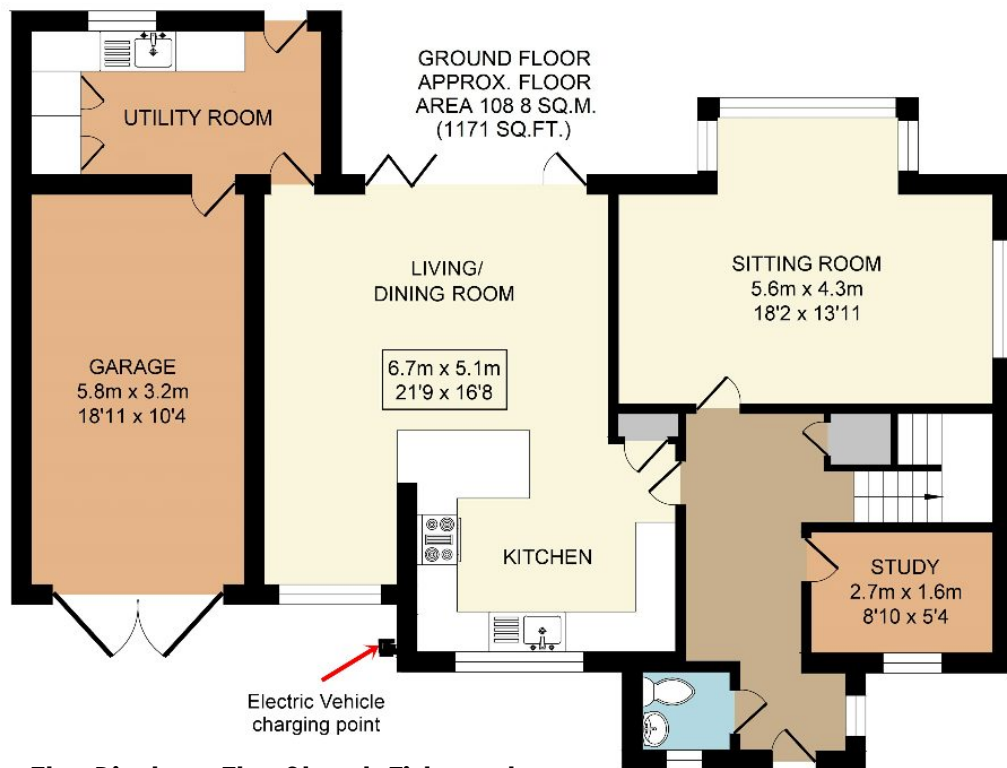
EPC Rating: D

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

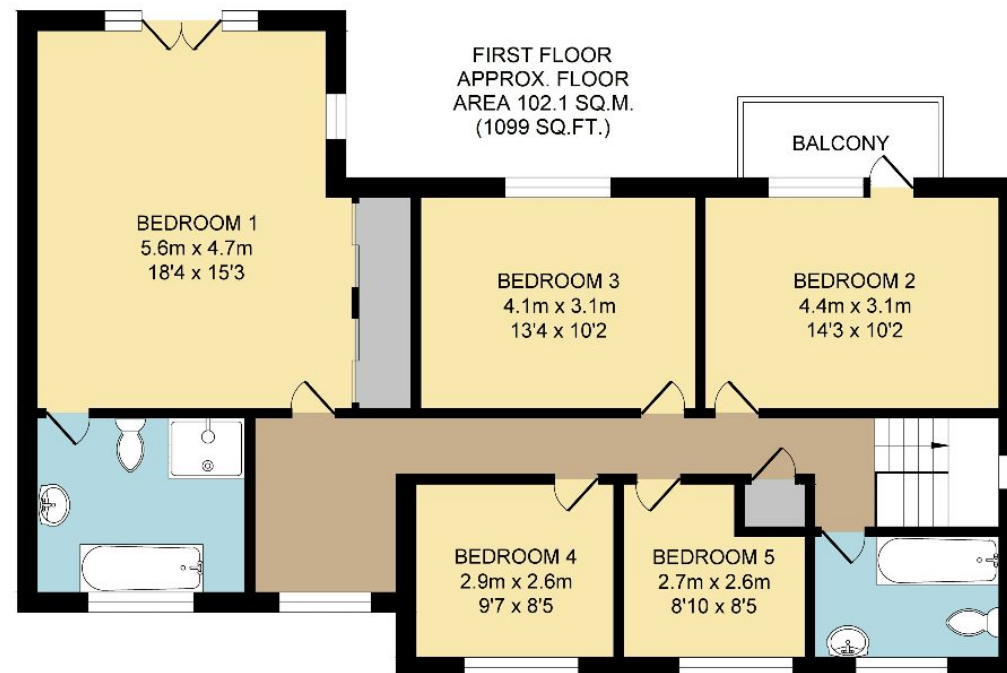
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.







**The Birches, The Street, Tidmarsh,
Berkshire
RG8 8ER**



TOTAL APPROX. FLOOR AREA 210.9 SQ.M. (2270 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

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

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