



BARN COTTAGE

TIDMARSH LANE ♦ TIDMARSH ♦ BERKSHIRE

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BARN COTTAGE

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Pangbourne on Thames 2 miles (London Paddington within the hour) ♦ Reading 10 miles (London Paddington 27 minutes)

♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 11 miles ♦

Newbury 15 miles ♦ Oxford 17 miles

(Distances and times approximate)

Privately located in this pretty Berkshire village, just a short drive to outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour, this unique property enjoys a most relaxing ambience backing onto fields and sitting within its own attractive gardens and grounds of approximately 0.249 of an acre.

A 5 bedroom detached house with spacious accommodation of approximately 2,454 sq ft, including a large ground floor bedroom suite with its own bathroom and living space which could be a self contained annexe, if required.

♦ A Lovely Family Residence
Extending To Approximately
2,454 Sq Ft With Private
Gardens of Approximately
0.249 Of An Acre Adjoining
Fields

♦ Within Close Distance
Of Extensive Amenities,
Outstanding Schooling,
Mainline Railway Station To
London Paddington In Well
Under The Hour

♦ Private Driveway

♦ Entrance Hall

♦ Kitchen

♦ Utility Room

♦ Cloakroom

♦ Dining Room

♦ Study

♦ Sitting Room

♦ Family Room

♦ Second Sitting Room Adjoining
5th Bedroom with Large
Ensuite

♦ Landing

♦ Main Bedroom with Ensuite
Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Long Single Garage

♦ Mature Gardens & Grounds
Of Approximately 0.249 Of
An Acre



SITUATION

Believed to have Saxon origins, the small village of Tidmarsh lies astride the A340 Pangbourne to Theale road and is very conveniently located just to the west of Reading in delightful open countryside. The River Pang flows through the village along the east side from its source high up in the Berkshire Downlands, on its way to meet the Thames at Pangbourne and historically the long straight road between Pangbourne and Theale is attributed to the Romans being a direct route from Silchester (Calleva) to the nearest crossing point on the Thames.

The Parish Church of Saint Laurence has Norman origins notably with a superb carved doorway and one of the few apses found in the County, The 12th century Greyhound Inn, which has been serving ale since 1625, is of cruck timber frame construction with a thatched roof which sweeps down almost to the ground at the rear. In the centre of the village is the Millennium Recreation Ground. The countryside surrounding the village is particularly scenic and designated an area of 'Outstanding Natural Beauty'.

There are excellent road links to the M4 motorway and Reading and for rail commuters there are mainline stations at Pangbourne and Theale providing excellent services to Reading and London (Paddington) in under the hour.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in 1959, Barn Cottage is an individual detached house with pretty white rendering on brick walls and tiled roof. Having been extended in 1998 and again in 2005 to ground level, it offers spacious accommodation. Entrance is into a hallway with stair access. The dining room is at the front of the house next to the kitchen which overlooks the garden. The utility room includes a cloakroom and has a stable back door. There is a useful study area before an archway leads you through into the sitting room. There is an exposed bricked wall housing a fireplace and the room leads naturally through into the family room with french doors and garden views. The large bedroom suite which forms part of the extension can be self contained, should it be required, with access via french doors from the sitting room end. The large bedroom area has built in wardrobes as well as electric roof lights with inset blinds. The ensuite has a bath and walk-in shower area. This space offers a wonderful addition to the property and could have alternative uses as well as being a separate annexe it could be a gym or office.

Upstairs, the main bedroom has garden and field views as well as built in wardrobes and an ensuite shower room. There are 3 further bedrooms and family bathroom.

OUTSIDE

Sitting privately behind a hedged boundary, the property is approached across a gravelled driveway allowing for good driveway parking. The single garage is longer than average and has a front up and over door as well as a side door. A gate leads you round to the rear south facing garden. There is a terrace across the majority of the back which allows for seating areas and a wonderful opportunity for al fresco dining. The majority of the garden is laid to lawn with mature trees, shrubs and hedged boundaries offering much privacy. There is a greenhouse and vegetable patches located behind the garage and the garden itself adjoins a field. Delightfully mature, the gardens and grounds extend to approximately 0.249 of an acre.



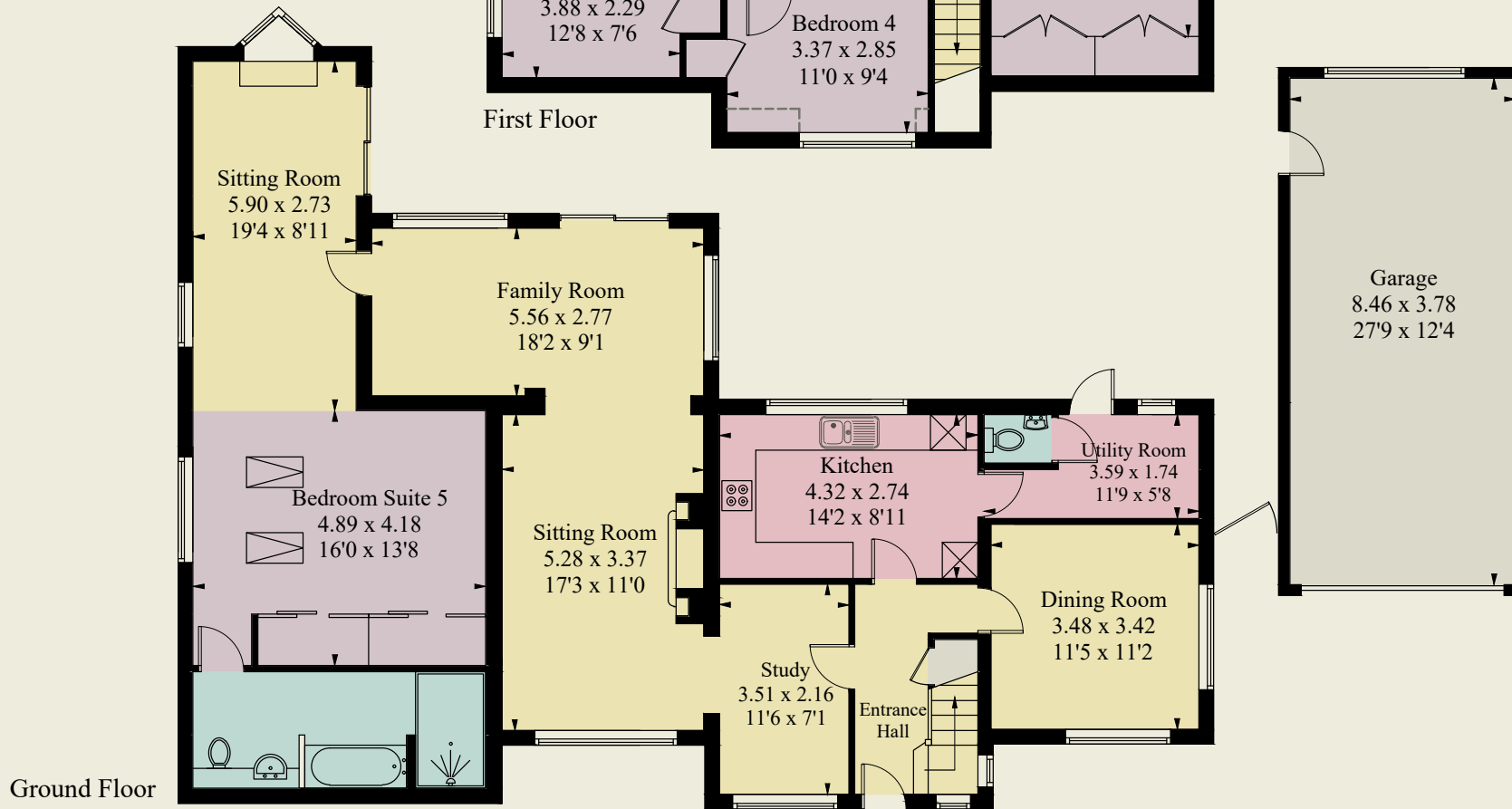
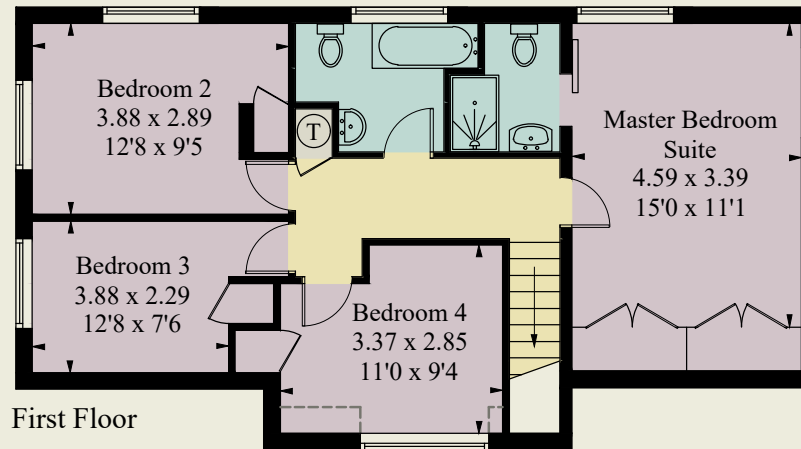
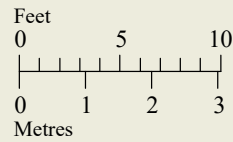


Barn Cottage, Tidmarsh Lane, Tidmarsh, Berkshire, RG8 8HA

Approximate Gross Internal Area = 196 sq m / 2109 sq ft

Garage = 32 sq m / 344 sq ft

Total = 228 sq m / 2454 sq ft



CREATESPACE DESIGN ref 445

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water & electricity are connected to the property. Central heating and hot water form oil fired boiler located in the utility room. Private septic tank drainage.

Energy Performance Rating: E / 54

Postcode: RG8 8HA

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street across the River Bridge and up to the top of Streatley High Street where at the traffic lights turn left for Pangbourne. On reaching Pangbourne continue straight over at the mini-roundabout with the junction with the High Street and leave the village on the Tidmarsh Road. In a further 2 miles on reaching Tidmarsh, turn right onto Tidmarsh Lane, opposite The Greyhound public house and Barn Cottage will be found a little way along on the left hand side.



DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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