



8 STRACHEY CLOSE

TIDMARSH ♦ BERKSHIRE

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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 exclusive cul de sac within a 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.

A beautifully presented 4 bedroom, 3 bathroom detached house with generous sized rooms, including 3 receptions rooms and integral double garage all of approximately 2,830 sq ft within a plot of 0.16 of an Acre.

♦ A Beautiful Family Residence
Extending To Approximately
2,830 Sq Ft With Private
Gardens of Approximately
0.16 Of An Acre

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

♦ Private Driveway Parking
For 4 Cars

♦ Oak Frame Porch

♦ Hallway

♦ Cloakroom

♦ Study

♦ Family Room

♦ Kitchen Dining Room

♦ Utility Room

♦ Sitting Room

♦ Galleried Landing

♦ Main Bedroom with Walk
In Wardrobe And Ensuite
Bathroom with Separate
Shower

♦ Second Bedroom with Double
Built In Wardrobes And
Shower Room

♦ 2 Further Double Bedrooms
with Built In Wardrobes

♦ Family Bathroom With Bath
and Separate Shower

♦ Integral Double Garage

♦ An open & sunny West facing
rear garden

♦ Mature Gardens & Grounds
Of Approximately 0.16
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 the Mid 1990's by Bewley Homes, 8 Strachey Close is a recently extended immaculate house with pretty brick and flint elevations under a clay tile roof. Entrance is under an oak frame porch into the hallway. The glazed front door and fixed panel allow for much natural light and tiled flooring runs all the way through from the hall to the kitchen, dining, utility and sitting room. At the front of the house are both the family room and study. The study has a cupboard and then integral door leads into the double garage. Next to the family room is the cloakroom and then a door takes you into the kitchen / dining room. The kitchen has grey shaker style units and a corner larder. The island incorporates a breakfast bar and naturally separates the kitchen from the dining area. Bi-fold doors give direct access onto the terrace and garden views beyond. The sitting room also looks over the garden. There is a separate utility room with back door for side access. Upstairs is a galleried landing with airing cupboard and loft access. The main bedroom is a larger than average suite with views across to the fields. There is a walk in wardrobe and separate ensuite with bath and tiled shower cubicle. The second bedroom suite has double wardrobes and an ensuite shower room. There are 2 further bedrooms with built in wardrobes and a family bathroom with bath and separate shower. Immaculately presented throughout, the property is a wonderful family home.

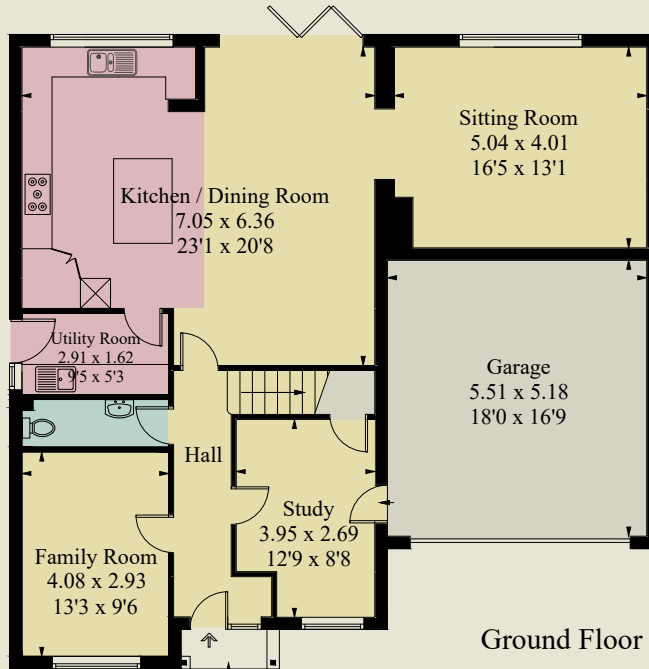
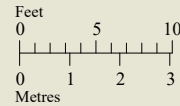
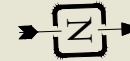
OUTSIDE

Sitting privately behind a hedged boundary, the property is approached across a wide paved driveway leading up to the double garage and offering parking for 4 cars. There is a large lawned area with shrubs and a pathway leading to the front door. The double garage has an up and over electric door. There is a gate to the right hand side leading to the main West facing garden at the rear, which is open and sunny. A large paved terrace spans the back of the property offering a wonderful "al fresco" dining and entertaining opportunity. Bricked planters and wide borders adjoin a large lawned area and are a mass with shrubs, greenery and flowers. Adjoining fields behind, the gardens and grounds extend to approximately 0.16 of an Acre.

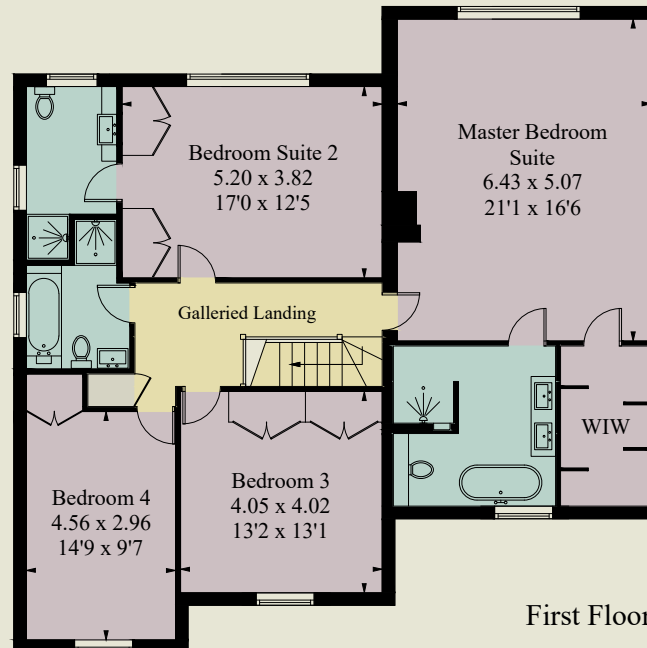


8 Strachey Close, Tidmarsh, Berkshire, RG8 8EP

Approximate Gross Internal Area (excluding Garage) = 235 sq m / 2529 sq ft
Garage = 28 sq m / 301 sq ft
Total = 263 sq m / 2830 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 656

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

GENERAL INFORMATION

Services: Mains water, drainage, electricity and gas are connected to the property. Central heating and hot water from gas fired boiler located in the garage and installed 5 years ago. Gigiclear Superfast Broadband connected.

EV Charging Point.

Council Tax: G

Energy Performance Rating: D / 64

Postcode: RG8 8EP

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, Strachey Close will be found on the right hand side. Follow the road in and bare right at the top and Number 8 is the first house 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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