



14 Orchard Close • Tilehurst • Berkshire

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Tilehurst station 1.5 miles/4 mins drive • Pangbourne 5 mins drive • Reading 5 miles/15 mins drive
(all distances/timings approximate)

An immaculate detached 3-bedroom cottage style chalet bungalow.
Set in very pretty south-facing gardens, in a peaceful close.

1,453 sq ft / 135 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley

**Singleton
& Daughter**

The Country Agent



There have been some excellent extensions to the property by the present owners, to include the first-floor roof extension, adding a bedroom and ensuite shower room, and the large sitting room, making this a very comfortable, and spacious residence.

The property is within easy access of the local schools, Tilehurst train station, Waitrose supermarket, and only a short drive from Pangbourne, with its many amenities, riverside pubs, restaurants, and shops.

Special features:

- Spacious sitting room has a large picture window overlooking the gardens, stripped pine flooring and brick constructed open fireplace
- Kitchen with adjacent breakfast/dining area. Fitted with a modern range of painted units, gas hob, electric oven, and polished hardwood work surfaces
- Separate utility room
- On the ground floor there are 2 bedrooms (one presently used as a gym), and a bathroom
- Stripped pine and polished flooring to the hall and ground floor bedrooms
- Front windows are primary double glazed with leaded light embellishment. Double-glazed windows in good order throughout

- Solar panels supplement the electricity, and sells back to the grid
- Integral garage which could be converted to further accommodation subject to LAPP

Summary of accommodation: Reception hall, kitchen, sitting room, conservatory, dining/breakfast room, utility room, 3 bedrooms, bathroom to ground floor, ensuite shower room to first floor. Small integrated garage/workshop.

Gardens: South facing rear gardens have a sunny paved terrace for summer dining, brick and paved pathway to peaceful seating area.

Rill style water feature around the wooden swing seat, shrubberies planted with perennials, and access to timber garden store. Lawns flank the pathway. Paved forecourt to the front. Side access to the rear garden.

Local Facilities: There is an excellent Waitrose just along the road and Pangbourne has a wonderful village centre with shops, a health centre, dentists, hairdressers, excellent restaurants, and riverside pubs. There are miles of open countryside in nearby Sulham, and the Thames riverside path is within walking distance.



Schools: Walking distance to Long Lane Primary School, and Denefield Secondary School.

Directions: From Purley-on-Thames, turn into Long Lane, take the 3rd turning on the left; Orchard Close, and number 14 is a short distance along on the right.

What3words: proud.mess.skinny

Post Code: RG31 6YS

Tenure: Freehold

Some material information to note:

- Mains water, electrics, gas, mains water and drainage
- The Solar panels supplement the electricity, there are no storage batteries. Feeds into the National Grid which provides an average of £100 per month income
- Gas fired central heating, with combi boiler
- The property has driveway parking for 2/3 cars, and a single garage
- Constructed 1950 of rendered brick under a tiled roof

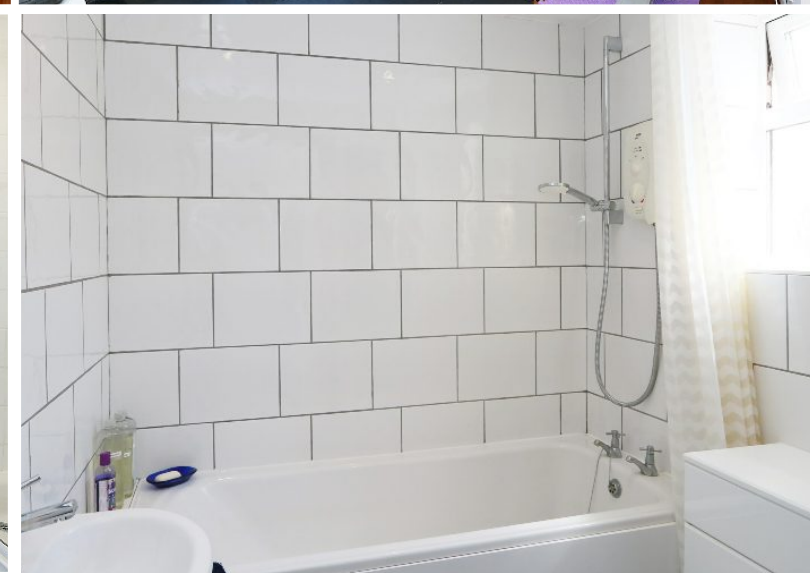
- Accessibility; there is step free access from the street to the inside of the property
- High speed fibre broadband (FTTP) is connected to the property
- Mobile signal is good in all areas of the house
- This is a very low-risk flood area for river and surface water
- The property is not within a conservation area
- There are no Tree Preservation Orders
- We are not aware of any planning permissions in place which would negatively affect the property.

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire. Band E

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





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

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

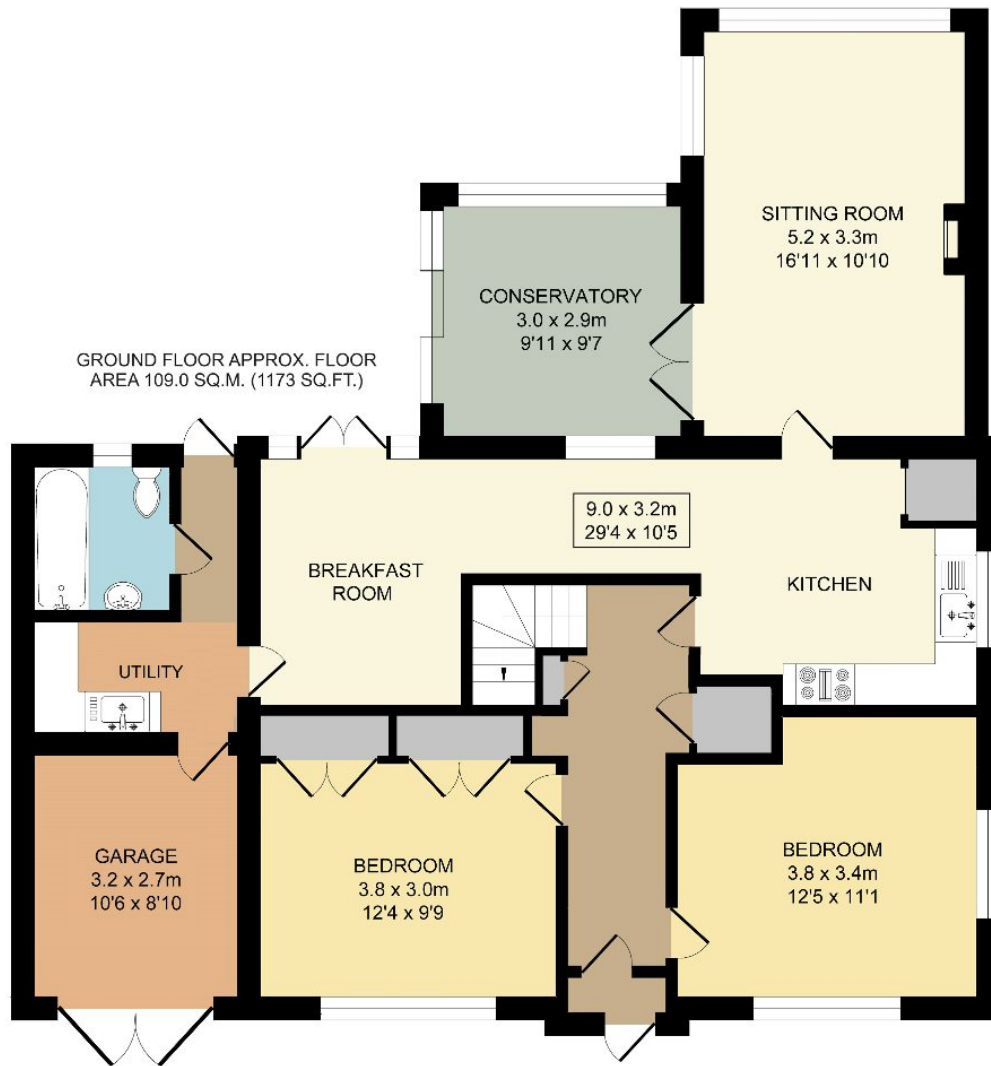
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TOTAL APPROX. FLOOR AREA 135.0 SQ.M. (1453 SQ.FT.)
All measurements of doors, windows, rooms any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
Not to scale. www.singletonanddaughter.co.uk

FIRST FLOOR APPROX. FLOOR AREA 26.0 SQ.M. (135 SQ.FT.)



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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