



The Old Rectory • Sulham • Berkshire

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A wonderful and spacious part of an Old Rectory, situated in beautiful grounds. With 5 double bedrooms, and lovely large reception rooms, this is a fabulous family house.

3,893 sq ft / 362 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



An important part of an Old Rectory, with 5 double bedrooms. Thought to be late Georgian/early Victorian, and situated in wonderful grounds, bounded at the far end by the Sulham Brook.

The Old Rectory dates back to a time when large houses were built for growing families, and this is a splendid, spacious family house, set in a tranquil, private, and peaceful location, so difficult to find.

The property is valuably unlisted, and has been loved for many years by the present owners. It is in immaculate decorative order throughout.

Sulham is a small hamlet of predominantly period properties, on the outskirts of Pangbourne and Tidmarsh. In an area of outstanding natural beauty, with plenty of walks in natural countryside. Within a few minutes' drive of shops, amenities, and transport links, making this a very accessible place to live.

Special features:

- Typical of this period of English architecture, the large windows and high ceilings bathe the interior with light
- The frontage shows some fine examples of the original bay and sash windows
- Original reception hall is half paneled
- Drawing room has a pair of original French doors and shutters giving access to the rear garden and terrace for summer dining



- Kitchen with its large linked breakfast room has a breakfast bar, 4 oven AGA, electric oven, dishwasher, fridge, and freezer
- Spacious utility room with plumbing for washing machine and door to rear garden
- Large original galleried landing with sash window overlooking the front garden and fields beyond. This area could be used as a study
- 5 bedrooms with family shower room with Jack & Jill door access to bedroom 1, and shared ensuite to bedrooms 2 and 3
- Plenty of room to introduce another bathroom if required
- Two lofts, ladders attached, both boarded with electrical supply

Summary of accommodation: Entrance lobby, reception hall, drawing room, dining room, family room, cloakroom, kitchen/breakfast room, utility room, 5 double bedrooms, family bathroom and ensuite bathroom (both with Jack & Jill doors). Double detached garage.

Gardens: Rear and side gardens enjoy a south and westerly aspect. Wonderful old laid down landscaped gardens sweep to the Sulham Brook, which meanders peacefully across the rear boundary. Mature specimen trees, well-maintained lawns, original fishpond and fountain, summer dining areas. 2 garden stores. Wide entrance drive and parking area. Double detached garage.



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.

By the River Thames there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering kayak, canoe, SUP and climbing tuition.

Pangbourne offers superb transport links with fast train services to Paddington, Oxford and Reading which will benefit from Crossrail links to the city.

Excellent schools: The Old Rectory is located within easy reach of a number of fine schools; Pangbourne College, Bradfield College, St Andrew's Prep, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School.

There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey. Pangbourne Primary School has foundation stage 1.

Directions: From Pangbourne, proceed down Sulham Lane, towards the end the property is just past the property with a sign North Riding, and the entrance is just before a thatched cottage on the right. Park in the gravel driveway.

What3words: swim.punch.early

Post Code: RG8 8EA

Tenure: Freehold

Some material information to note:

Oil fired boiler for heating & hot water. Recently replaced oil tank beside the garage. Septic tank drainage. Private water supply (ground source).

Mains electricity.

Detached double garage with driveway parking for a number of cars.

Broadband: to follow

Mobile signal: to follow

This is a very low-risk flood area.

Property construction is brick with render, under a tiled roof.

The agent is not aware that the property is within a conservation area.

This is not a listed building.

There are no Tree Preservation Orders the agent is aware of.

The agent is not aware of any planning permissions or covenants in place which would negatively affect the property.

EPC Rating: E

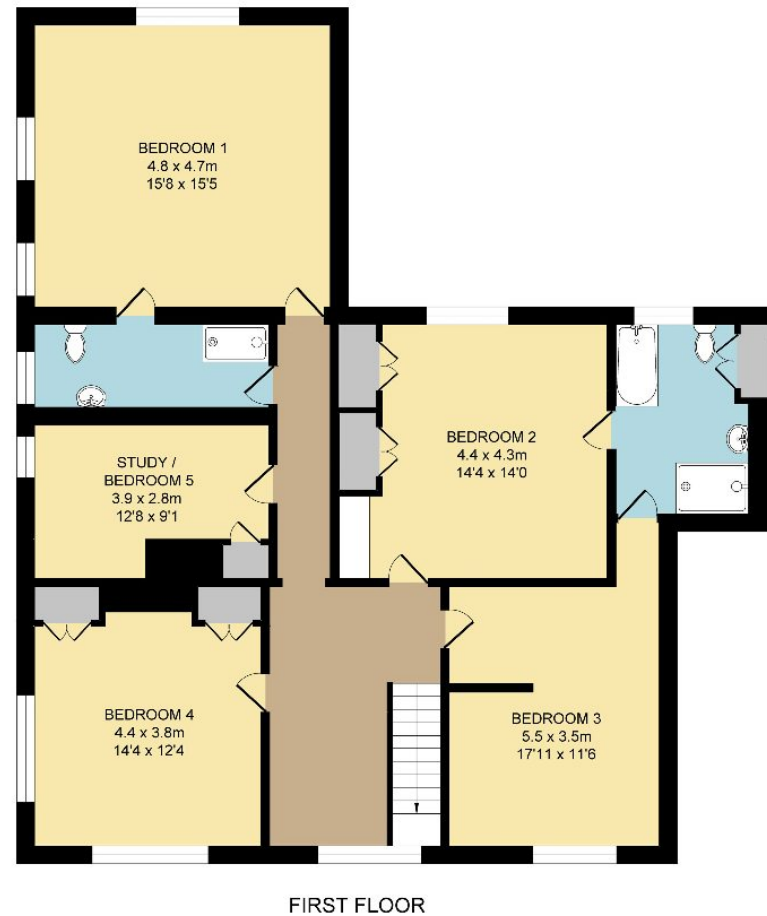
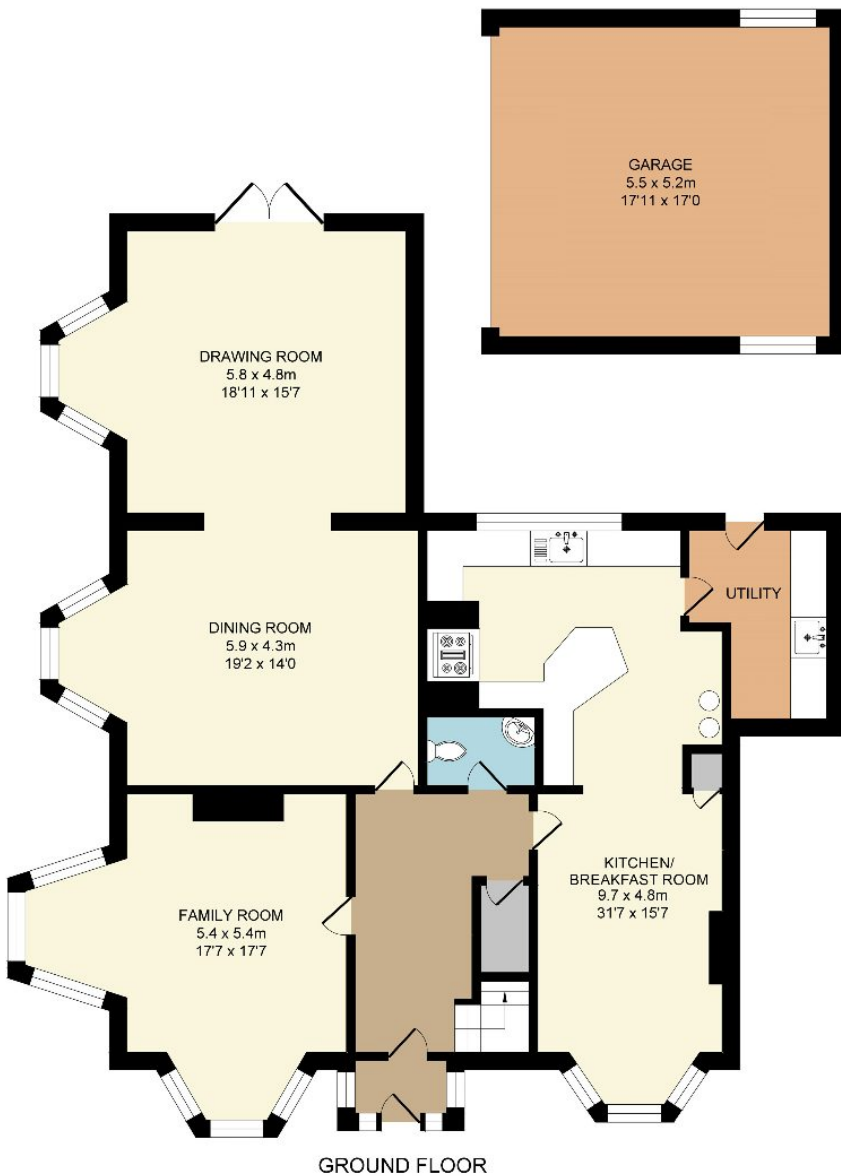
Local Authority & Council Tax Band: West Berkshire, Band G

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





TOTAL APPROX. FLOOR AREA 274.3 SQ.M. (2954 SQ.FT.)
 MAIN HOUSE APPROX. FLOOR AREA 245.6 SQ.M. (2644 SQ.FT.)
 GARAGE APPROX. FLOOR AREA 28.7 SQ.M. (310 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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