



North Barn • Tidmarsh • Berkshire

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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)

A magnificent 4 bedroom converted barn, attached on one side, and one of a pair. It combines beautifully the original nature of this historic period building with modern living.

North Barn is a spacious and spectacular home that certainly has the WOW factor; it is set in very private gardens with a sunny aspect.

3,228 sq ft / 300 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



This is a fine example of a late 17th century barn, converted from an agricultural building in 2004.

North Barn is set in a peaceful no through close, in the heart of this semi-rural village. Located well away from the main road, surrounded by beautiful countryside, with many nearby footpaths giving wonderful walks, and easy walking distance to the village pub and village green.

Within the catchment for the highly regarded and sought-after Englefield primary school. Only a mile from the village of Pangbourne situated on the banks of the River Thames, with its useful shops, amenities and trains to London Paddington, Oxford, and Reading (Elizabeth Line).

Special features:

- A remarkable conversion of a Grade II listed historic barn
- Spectacular first floor with oak beamed and vaulted ceiling to the open plan living space comprising of a sitting area, dining area, kitchen/breakfast area and games/study area, and underfloor heating
- Impressive double-height vaulted and glazed reception hall
- Fitted kitchen with granite island preparation/breakfast bar
- Large ensuite wet room to bedroom 1 and a good-sized ensuite shower room to bedroom 2, large family bathroom with shower over bath
- Hardwood flooring to the entrance hall, first floor and corridors
- Oak doors throughout

- Utility room with sink, worksurfaces, washing machine, and condenser tumble dryer
- Detached double garage with power and lighting

Summary of accommodation: Entrance hall, utility room, 3 double bedrooms, 1 single bedroom, 2 ensuite shower rooms, family bathroom. First floor open plan living space comprises of large kitchen/breakfast area, dining area, sitting area, games/study area. Double detached garage with private parking for two cars in front of garaging (no parking allowed for caravans).

Gardens: The gardens and grounds, to the front, side, and rear of the property, are privately owned by North Barn and are well established. Enjoying a very pretty frontage with steps leading down to the front door. Large lawned area to the rear and patio area with door directly from the hall. The gardens are very private, secluded and not overlooked on any boundary, and they enjoy a sunny aspect.

Note 1: Currently no service charges – when the management company is set up it is expected the division will be as follows :

North Barn 25 % South Barn 25% and houses in the development numbers 3-7 the remaining 50%. Service charge is being finalised. For further details contact the agent.

Note 2: All photographs are library photographs of the property and gardens prior to letting.

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, cafe/restaurant, and fitness studio 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.

Schools: North Barn 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.

Directions: Opposite The Greyhound public house (RG8 8ER), turn into Tidmarsh Lane. A short distance along, before the bend, you will find the cobbled entrance to Tidmarsh Barns on the left-hand side.

Post Code: RG8 8DA

What3words: marketing.trickled.launcher

Tenure: Freehold

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

Some material information to note:

Mains water, mains electrics

Underfloor electric heating to first floor, electric radiators to ground floor

Sewage treatment plant, shared with adjoining barn. Shared costs for maintenance and emptying North Barn 50% and South Barn 50%. Average electricity charge circa £400 per annum per barn. Pump replaced September 2024

The property has parking in front of its double detached garage for 2/3 cars

Accessibility; there are steps down from the street to the inside of the property

High speed broadband connected FTTC

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a very low-risk flood area

Previously North Barn and South Barn have shared the cost of painting the cladding and any replacement roof tiles, this is to be agreed at the time by North Barn and South Barn.

Property construction is brick and timber

It is not within a conservation area

It is a Grade II listed building

There are no Tree Preservation Orders

We are not aware of any planning permissions in place which would negatively affect the property.

For details of any restrictive covenants please contact the selling agent.

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

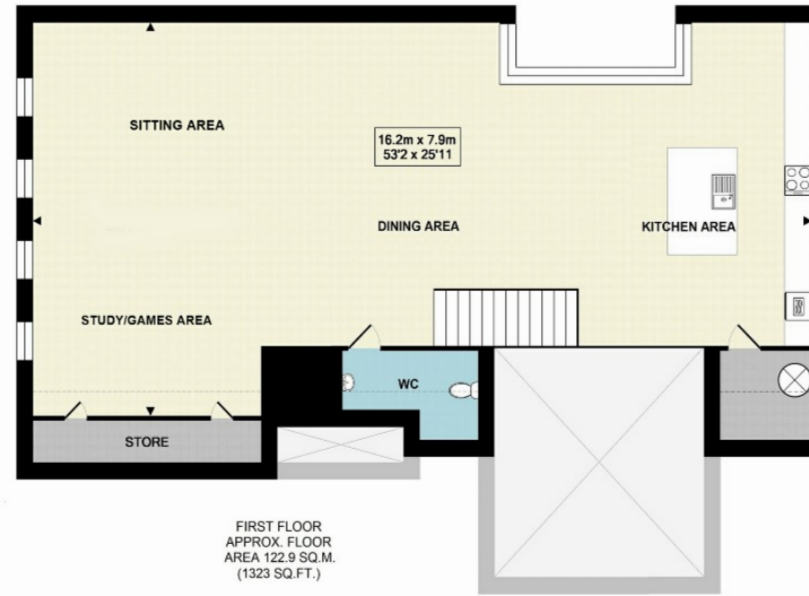
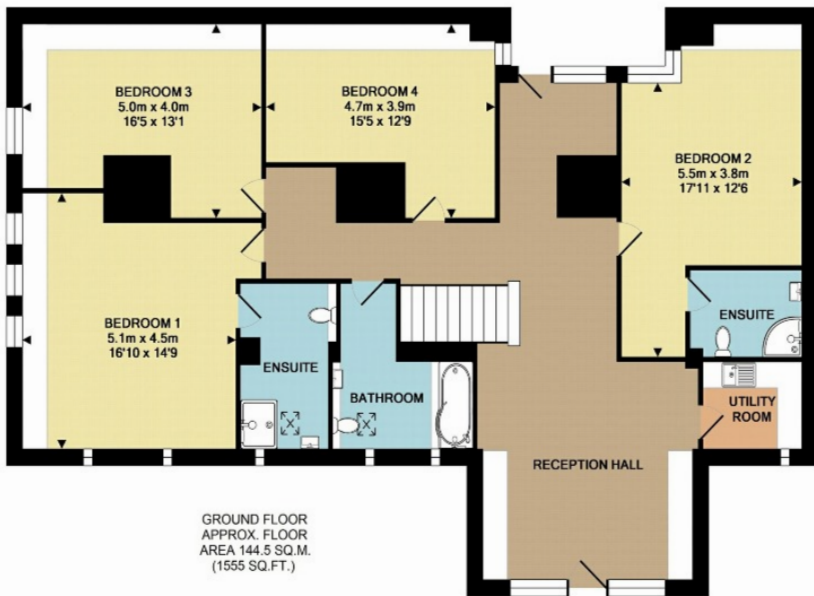
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TOTAL APPROX. FLOOR AREA 299.9 SQ.M. (3228 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Produced for Singleton and Daughter Estate Agents



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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