



Aberrie • North Street • Englefield • Berkshire

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A very pretty 2-bedroom semi-detached Victorian cottage, in immaculate order throughout.

819 sq ft / 76 m²
(all measurements are approximate)

Theale train station 1.3 miles (journey to Paddington 40 minutes) • M4 (junc. 12) 5 minutes' drive • Pangbourne 3 miles / 5 minutes' drive
• Reading 5 miles • Walk to farm shop & cafe
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Aberrie retains the best original features of the period, yet has recently undergone a tasteful modernisation and refitting to high standards.

North Street is a pretty, sought-after period hamlet, bounded mainly by Englefield Estate farmland, and is noted as a sleepy and peaceful location. Well away from busy roads, rural by nature with byways and public footpaths giving access to numerous countryside walks. Walking distance to farm shop with café, and a 5 minutes' drive to the Theale station.

Special features:

- Period features include a wood burning stove with beam over on raised hearth within the living/dining room, polished golden oak flooring, modern antique style radiators, polished oak staircase rising gracefully to the first floor
- Kitchen is fully fitted with polished oak working surfaces, fitted Neff oven, Bosch ceramic hob, dishwasher, and freestanding fridge freezer
- First class modern bathroom, with thermostatic controlled shower over bath
- Sun room is primary double-glazed, with a door to the garden, plumbing for washing machine, and a seating area taking full advantage of the pretty views across the gardens
- 2 double bedrooms with oak flooring and doors, the main bedroom with original Victorian fireplace and views to the front, bedroom two with views over the rear
- New double-glazed wooden windows to the front of the property



- Potential for further extension if required (subject to LAPP)

Summary of accommodation: Living/dining room, kitchen, bathroom, sun room, 2 bedrooms.

Gardens: Front garden with wide gravel drive, pretty cherry tree, parking for 2 cars. Side access with wrought iron gate securing to the rear garden. Pretty rear garden, with path winding to a paved seating and dining area with a summer house. Garden planted with a variety of plants and perennials, shrubs, rhododendrons, peonies, roses, with well-maintained lawns, and high fences giving privacy.

Local facilities: Walking distance to Cobbs Farm shop with butchers, greengrocers, fishmongers, deli, cafe/restaurant, and fitness studio. Englefield has an excellent village garden centre, a village store and café.

Situated close to Theale, with a good range of shops including a Co-op, an excellent medical centre, and a fine old 18th century pub, The Bull. It is only a mile to the train station, which offers fast links to London Paddington in only 40 minutes.

There is easy connection to the M4 at Junction 12 enabling access to London and Heathrow. A large Sainsbury's supermarket, and an Ikea store are just 2 miles away.



There is an excellent sporting complex open to public membership at Bradfield College with indoor and outdoor tennis courts, squash, indoor swimming pool, fitness centre, 9-hole golf course, etc.

Schools: The sought-after Englefield Primary School is close by, as is Theale Primary School which has been Ofsted rated "Outstanding". St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College, Bradfield College and Brockhurst & Marlston House Schools.

There is also The Oratory School, St Finians, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance.

Directions: With Cobbs Farm shop RG7 5EA on your right, take the next right hand turning, signposted North Street. Follow the road, into the village, passing a number of period properties, and Aberrie will be found on the left-hand side.

What3words: became.pump.snaps

Post Code: RG7 5EX

Tenure: Freehold

Some material information to note:

Grant modern exterior oil boiler

Modern exterior oil tank

Mains water, electricity and drainage

The property has driveway parking for 2 cars

Accessibility; step free access from the street to the inside of the property

Gigaclear FTTP high speed broadband connection available

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

This is a very low risk river flood area

Property construction is brick under a slate roof

It is not a listed building and it is not in a conservation area

There are no Tree Preservation Orders

EPC Rating: F

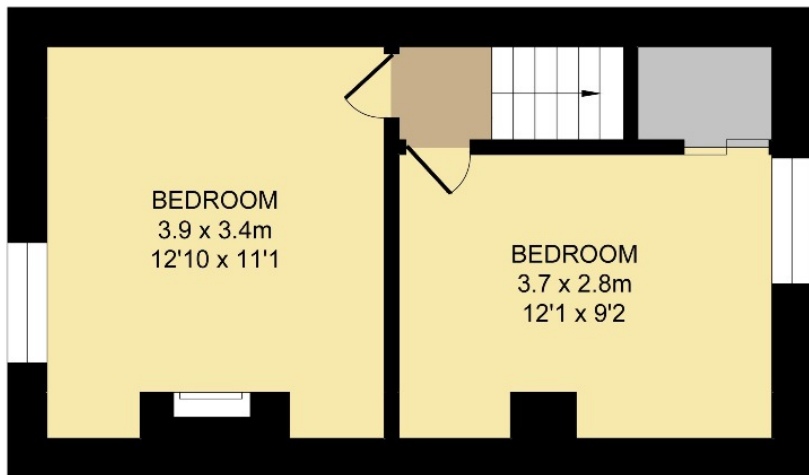
Local Authority & Council Tax Band: West Berkshire, Band D

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

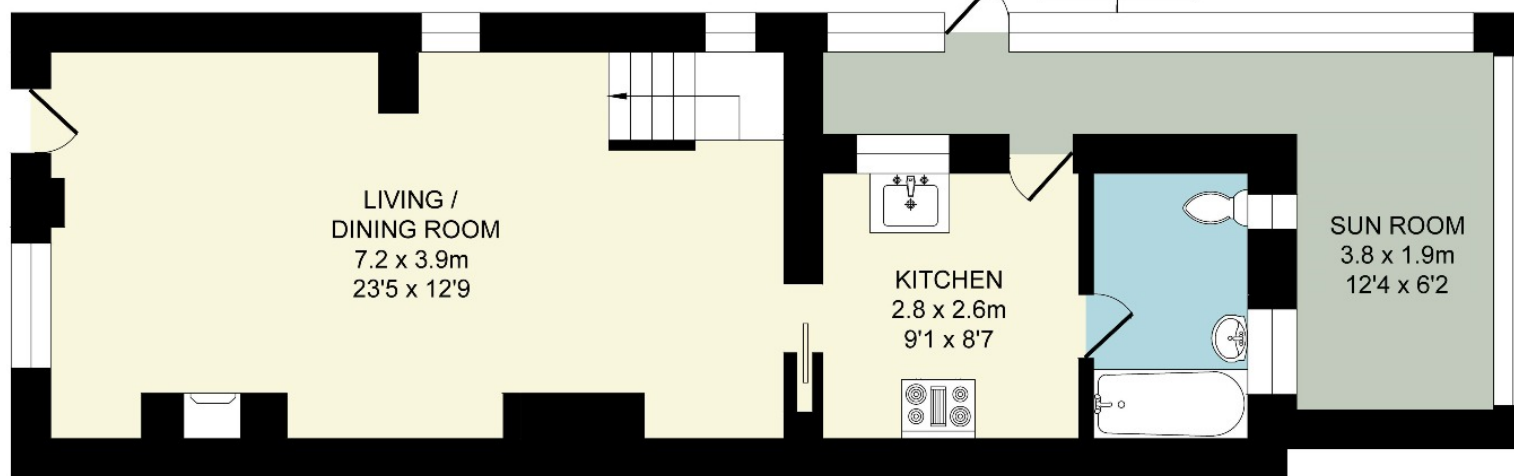
Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk







FIRST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (819 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. Not to scale.
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1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD