



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)

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



An impressive 4-bedroom semi-detached barn, one of a pair, combining the original nature of this historic building with modern day living. A spacious and spectacular home that certainly has the WOW factor; it enjoys lots of natural light and is set in very private gardens with a sunny aspect.

North Barn is set within the heart of this sought after village and within the catchment area for the highly regarded and sought after Englefield primary school. Located well away from the main road, yet only a mile from the period village of Pangbourne situated on the banks of the River Thames, with its useful amenities and trains to London Paddington, Oxford, and Reading.

Special features:

- Magnificent vaulted ceiling to the first floor, with open plan living accommodation with a sitting area, dining area, large kitchen/ breakfast area
- Ensuite wet room to bedroom 1, ensuite shower room to bedroom 2, and a spacious family bathroom
- Utility room with washing machine and tumble dryer
- Walking distance to village pub and village green
- Wonderful walks surround the village, and there is a pretty public footpath directly over the road
- Double detached garage and off-road parking in front of garaging

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: 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.

Local facilities: Tidmarsh has a nice village pub; The Greyhound, an ancient church, playing fields, numerous wonderful countryside walks and bridle paths. Nearby Englefield has an excellent village garden centre incorporating a village store and café, and Cobbs Farm Shop with butchers, green grocers, deli, cafe/restaurant, and fitness studio is nearby.

Pangbourne offers a range of amenities including a splendid selection of specialist shops including butchers, cheese shop, organic farm shop, a supermarket, library, doctors, dental practices, hairdressers, banks, pubs and restaurants. The station offers fast train links to London Paddington (approx. 47 minutes), Oxford and Reading (Elizabeth Line).



Schools: North Barn is within easy reach of a number of fine schools; The sought-after Englefield Primary School, St Andrew's Preparatory School, Moultsford Preparatory School, Pangbourne College, Bradfield College, The Oratory School, Downe House and Cranford 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.

Material Information:

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 treatment plant between North Barn and South Barn payable by tenants. Average electricity charge circa £400 per annum per barn.

Post Code: RG8 8DA

What3Words: marketing.trickled.launcher

West Berkshire Council. Tax Band G.

Note. Some library photos used in the marketing

Deposit: equivalent to 5 weeks rent which will be held by the Government approved Tenancy Deposit Scheme.

Rent: to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent and does not include any additional services such as council tax, utility charges, telephone, broadband or TV services.

Tenancy Information:

The following are permitted payments which we may request from you:

a) The rent

b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme

c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent. d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.

e) Payments associated with early termination of the tenancy, when requested by the tenant

f) Payments in respect of utilities, communication services, TV licence and council tax g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

Please advise us if you believe you have an adverse credit history which could include CCJ's prior to referencing.

Dudley Singleton & Daughter are members of the Property Ombudsman. Client money is protected.



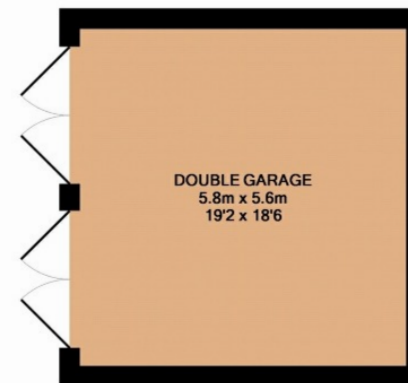




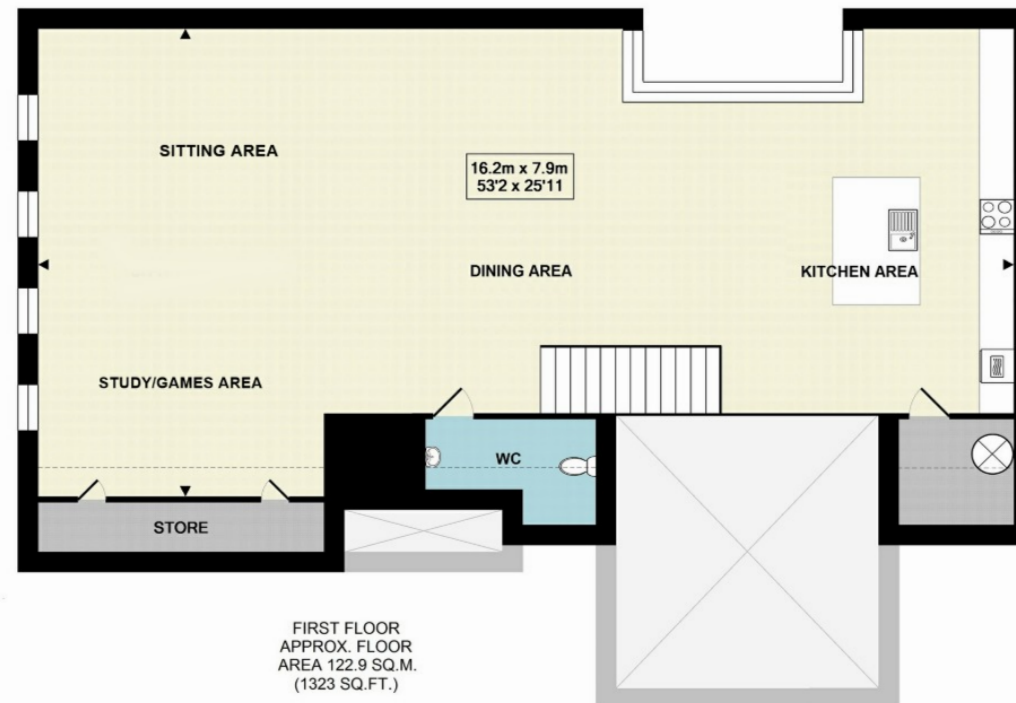
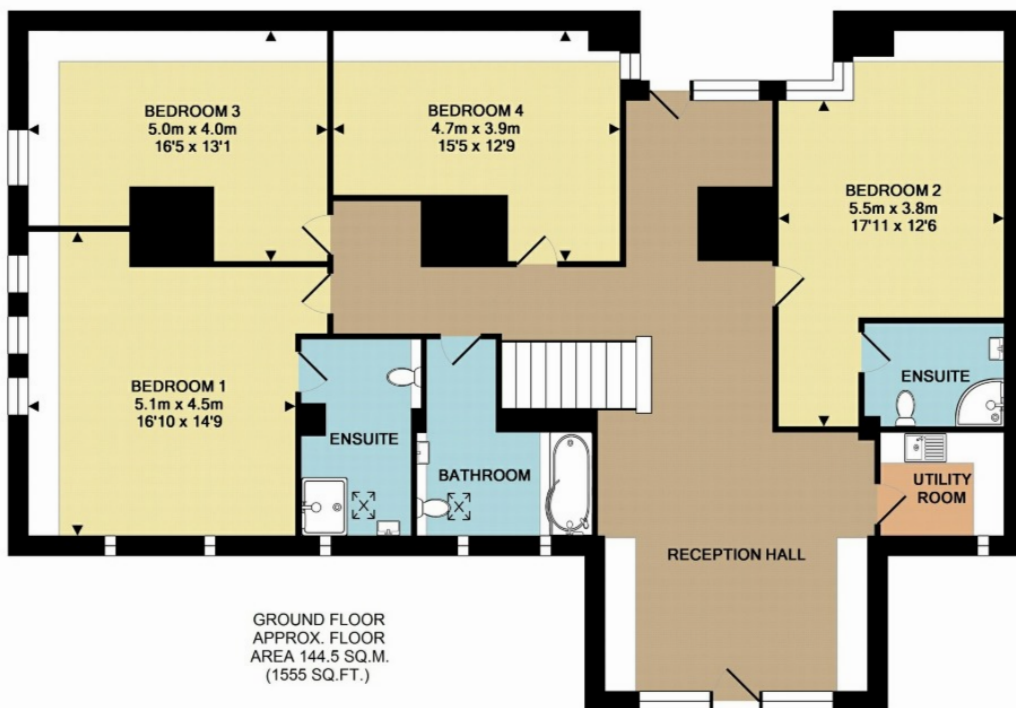
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TOTAL APPROX. FLOOR AREA 299.9 SQ.M. (3228 SQ.FT.)

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



GARAGE
APPROX. FLOOR
AREA 32.5 SQ.M.
(350 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.





Viewings by arrangement only. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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