



Greenacre • North Street • Nr Englefield • Berkshire

A pretty 4 bedroom chalet bungalow, superbly maintained and tastefully decorated throughout, recently refitted 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.

Your attention is drawn to the important notice on page 7





Substantially built of brick under a slate roof in the 1930s, and situated in the heart of this sleepy period village, Greenacre overlooks fields to the front, and enjoys complete privacy to the rear.

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 Cobbs farm shop with butchers, deli and café, a 5 minute drive to Theale station, and a few minutes' drive to Pangbourne with its specialist shops and amenities.

Special features:

- Sitting room has high quality flooring, a wood burner on a granite/quartz hearth with oak beam over
- Kitchen recently refitted with wide quartz working surfaces, Bosch 4 ring ceramic hob, Neff double oven, fitted dishwasher, fitted Neff washing machine, fitted high level microwave, wine cooler, fitted fridge freezer, large pantry units, glazed China cupboard. Large windows overlook the rear garden, ceramic flooring which has underfloor heating
- Dining room with French doors to the rear garden
- First floor accommodation; double bedroom, Bedroom 4 / currently used as a dressing room, and bathroom

- The first-floor area could easily accommodate, by subdivision, a further bedroom
- Two double bedrooms, family bathroom, and ensuite shower room to ground floor
- All windows throughout the property are primary double glazed
- Secure tandem carport for two cars, with power and light, and an area for a chest freezer, and washing machine/tumble dryer if required
- First floor has air conditioning
- Underfloor heating to reception and inner hall
- The study situated directly next to the family bathroom could easily be used as a further bedroom if required
- Lots of parking to the front, gated to the quiet lane
- Large timber garden store and workshop which is fully lined with light, power, and window to one side.

Summary of accommodation: Reception hall, inner hall, sitting room, study/family room, dining room, kitchen, 2 double bedrooms and 2 bathrooms to ground floor, double bedroom, dressing room/bedroom 4 and shower room to first floor. Large timber store/workshop. Tandem car port.



Gardens: Gated entrance from lane to a large shingle parking area retained by a dwarf red brick wall with flower beds and shrubberies. Access to carport through double doors. Car port and parking area has a stone laid floor. Rear garden mainly laid to lawn with shrubs giving seclusion to one side, high close board fencing to the other, small vegetable garden with raised beds, fruit trees. Large stone laid terrace the width of the property, with plenty of room for summer dining, with a gazebo which will remain, has fittings allowing curtains to be hung if required. Large timber garden store and workshop which is fully lined with light, power, and window to one side.

Local facilities: Walking distance to Cobbs Farm shop with butchers, green grocers, 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.

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

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 Greenacre is on the right.

Post Code: RG7 5EX

Tenure: Freehold

Some material information to note:

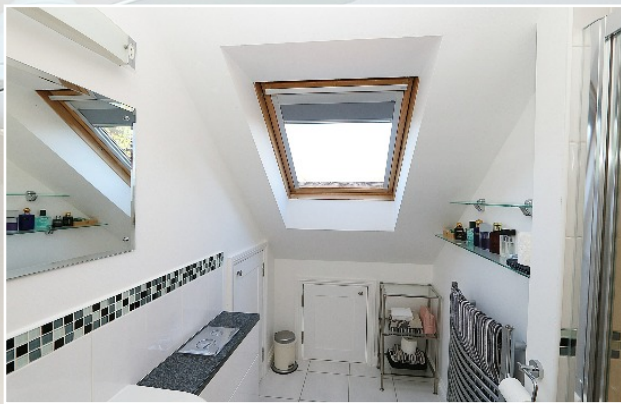
Mains water, drainage, electricity
LPG central heating. Electric underfloor heating to halls and kitchen
Driveway parking and a tandem car port
Accessibility; step free access from the street to the inside of the property
Gigaclear high speed broadband connection available
Mobile signal is dependent on provider. Please refer to signalchecker.co.uk
This is a low-risk flood area
It is not within a conservation area
It is not a listed building
There are no Tree Preservation Orders
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating F Potential D

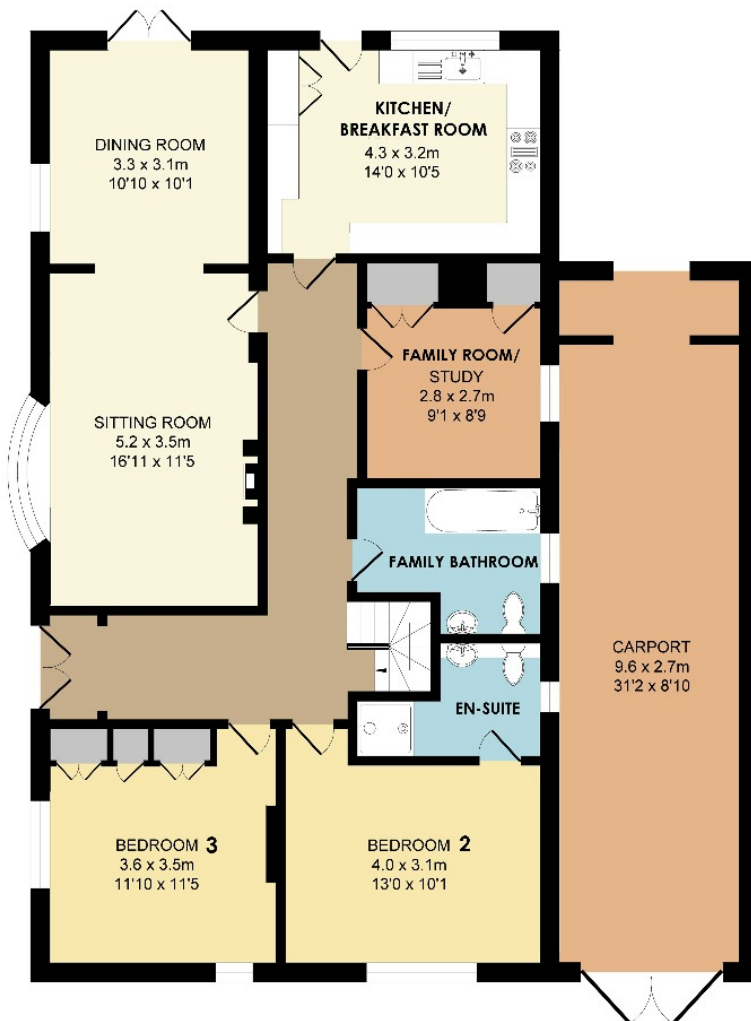
Local Authority & Council Tax Band: West Berkshire, Band E

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

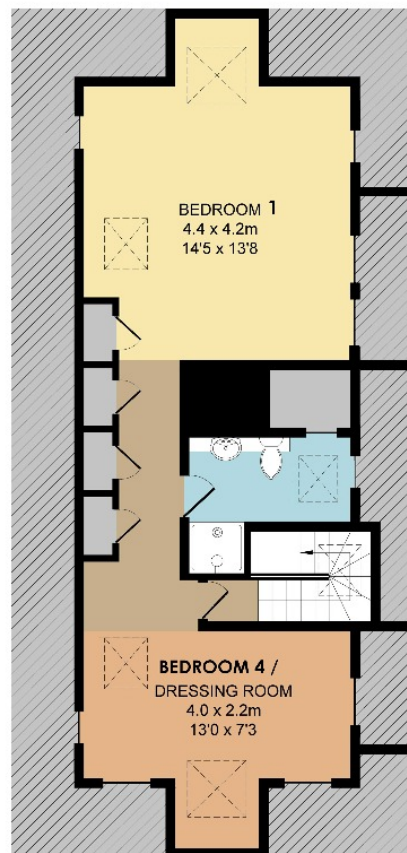




GROUND FLOOR APPROX. FLOOR
AREA 104.0 SQ.M. (1119 SQ.FT.)



FIRST FLOOR FLOOR APPROX.
AREA 46.0 SQ.M. (495 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

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.





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