



Dudley
**Singleton
& Daughter**
The Country Agent



Millside • Woolhampton • Berkshire

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An attractive, spacious, 5-bedroom detached house. Set in a large and beautiful plot,
with very special rear gardens.
This is a wonderful family house for all ages.

2,142 sq ft / 199 m²

Gardens & Grounds extending to 0.45 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





An attractive, spacious, 5-bedroom detached house. Set in a large and beautiful plot, with very special rear gardens. Millside is a wonderful family house for all ages.

Woolhampton has its own primary school, and two good pubs, and there are plenty of canal side and country walks on the doorstep. This is also an excellent location for commuters, as Midgham station is only a couple of minutes' walk, giving fast links to Reading and London Paddington.

This is a low-risk flood area and a very low risk surface water flooding area.

Special features:

- Located adjacent to the late 18th century water-powered corn mill, which is in private residential ownership. This is a low flood-risk area, and the property has not flooded in the last 29 years
- Kitchen/breakfast room has a large window overlooking the gardens, propane hob, double oven, China cabinets, herb drawers, and ceramic tiled flooring
- Sitting room fireplace with a propane coal effect fire, and could be used as an open fire if so desired
- All bedrooms are doubles, with fitted wardrobes
- Study with single person lift to first floor

- Dining/family room with double French doors through to the sitting room
- Large reception hall, enclosed glazed lobby access to front door
- Conservatory is modern and double glazed
- Utility room with oil fired boiler, plumbing for washing machine and tumble dryer, room for freestanding fridge freezer
- Solar panels on roof heat water
- Large integral garage with electric up and over door, and Miele and Bosch freestanding freezers

Summary of accommodation: entrance lobby, reception hall, cloakroom, sitting room, study, conservatory, dining/play room, utility room, kitchen/breakfast room, 5 bedrooms, ensuite shower room to bedroom 1, family bathroom. Integral double garage.

Gardens: Private drive access flanked by lawns, shrubberies, and mature trees. Very special rear garden has high hedges and high boarded fences giving seclusion and privacy, a large paved sun terrace for summer dining, sweeping lawns, rose covered pergola, vegetable gardens with raised beds, lots of fruit trees, asparagus beds, and espalier fruit trees. Further area with a circular bench surrounding silver birch. Side access on both sides of the house. Two garden stores and a greenhouse.

Gardens & Grounds extending to 0.45 acre



Local Facilities: Woolhampton is surrounded by stunning countryside, making it ideal for those seeking footpaths and bridlepaths in an Area of Outstanding Natural Beauty (AONB). Well-known for its former coaching inns, the Kennet River runs through, with a scenic tow path. The village hall hosts many activities and events, and there is a children's play area.

The canal side pub, the Rowbargh Inn dates back to 1723 when it served beer to the navvies who dug the Kennet and Avon Canal. The Angel pub serves great food and has live music through the year.

Ideally situated for the commuter, with easy access to the M4 and Midgham station (situated within Woolhampton), is within walking distance and offers connections to Newbury and the West Country, and east to Reading and London Paddington which now has the Elizabeth Line.

Excellent schools: Woolhampton Primary school, Elstree, St Andrew's, Brockhurst & Marlston House, Bradfield College, Downe House, The Downs, and Pangbourne College to name but a few.

Post Code: RG7 5SQ

What3words: establish.slanting.shows

Tenure: Freehold

Some material information to note:

Oil fired central heating

Mains water, drainage, electricity and solar panels providing heating for water

Double glazed throughout (except external utility door)

Driveway parking and an integrated double garage

Broadband (FTTC)

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

This is a low-risk flood area

Property construction is brick under a tiled roof

It is within a conservation area

It is not a listed building

There are no Tree Preservation Orders

Wayleaves & Easements – the property is sold subject to any wayleaves and easements, whether mentioned in these particulars or not

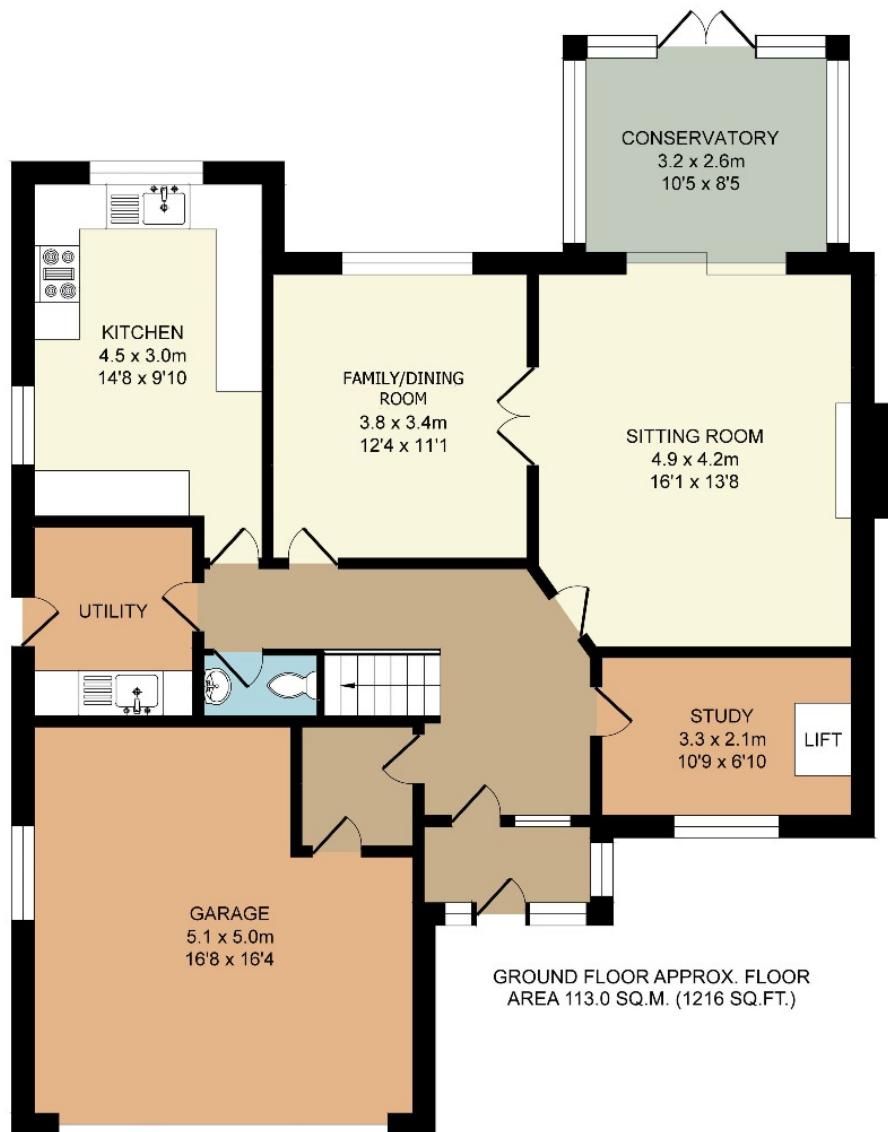
EPC Rating: E

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

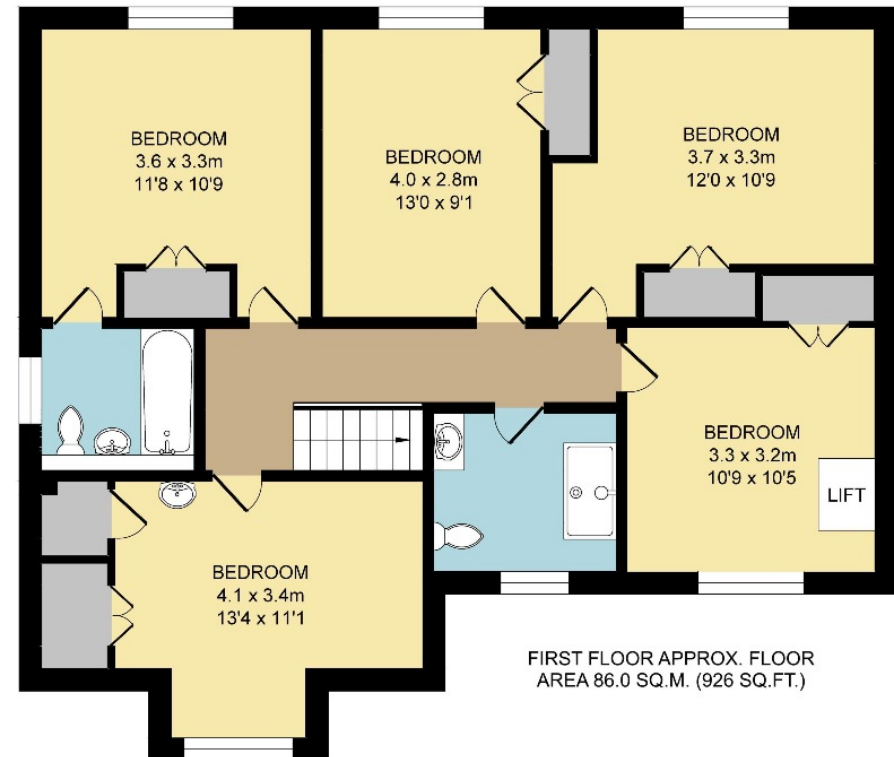
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.







TOTAL APPROX. FLOOR AREA 199.0 SQ.M. (2142 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