





## **4 The Courtyard, Tidmarsh Court, Tidmarsh Lane, Tidmarsh, Reading, Berkshire, RG8 8HE**

### **Price Guide £329,500 Leasehold**

Forming part of a Victorian country house conversion, this charming character self-contained ground floor apartment enjoying en-suite facilities and a private courtyard is set in glorious tranquil communal grounds close to Pangbourne.

The village of Tidmarsh is strategically located for easy access to Pangbourne, M4 and Reading town centre situated on the eastern fringe of the Area of Outstanding Natural Beauty including the picturesque Pang Valley and Downland countryside. The village comprises various period and modern properties of individual design, including the thatched Greyhound Pub. and St Laurence's Church. Pangbourne is close by providing a good range of neighbourhood shopping, restaurants, and professional and medical services with a wide range of private and state schooling.

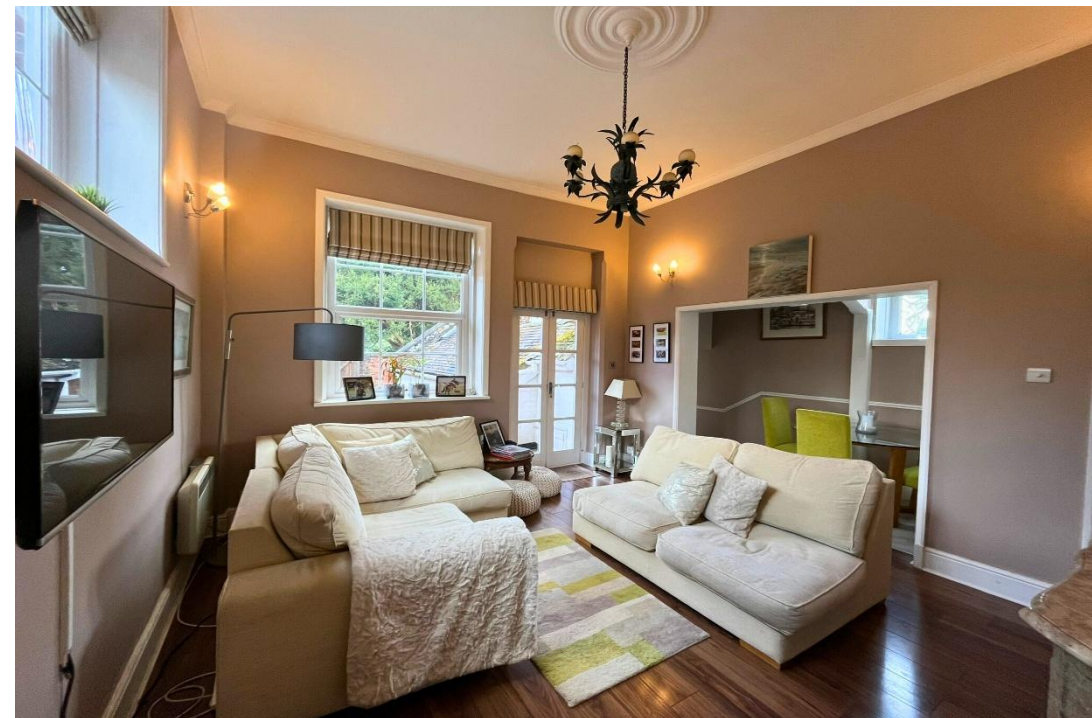
Tidmarsh Court is a result of a professional and sympathetic conversion some years ago providing a range of individual apartments each retaining the architectural style and character of the Victorian era. The Courtyard is particularly appealing with individual entrances and a private courtyard garden.

Entrance Lobby, Sitting Room with Study Area, Fitted Kitchen, Master Bedroom Suite with Bathroom, Further Bedroom Suite with Shower Room,

Parking: There is a sizeable gravel communal parking area available to both residents and visitors.

Garage: Adjacent to the parking area there is a row of garages, one of which belongs to The Courtyard.

Private Courtyard: Attractive private courtyard measuring about 20' x 9' with access from sitting room and gated access from the drive. Exterior lighting.







TOTAL FLOOR AREA: 977 sq. ft. (90.8 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
977 sq. ft. (90.8 sq. m.) approx.



## Outside

Communal Gardens: Long communal driveway leading to a gravelled communal parking area. There are extensive landscaped formal communal grounds comprising of well-tended split-level lawns interspersed and surrounded by various specimen trees and shrubs leading to an area of mature woodland.

Maintenance/Service Charge: Currently about £500.00 per quarter. to include all communal building and garden maintenance together with building insurance.

Tenure: The property is held with a 946-year lease, the freehold being vested in the Management Company in which each resident holds a share.

Services: Mains electricity. Private water supply and drainage.

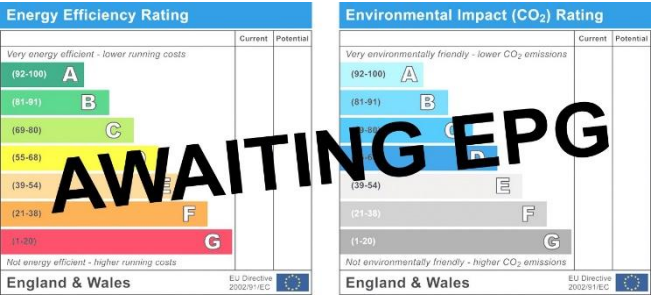
Local Authority: West Berkshire Council, Market Street, Newbury.

Council Tax: Payable for the year 2024/25 - £2213.63 (Band D).

Nearest Bus Stop A340 By the Greyhound Pub 0.5 mile away

Nearest Train Station Pangbourne 1.5 miles away

Directions – From the centre of Pangbourne proceed towards Theale on the A340 and after 1 mile upon entering Tidmarsh turn right opposite the Greyhound P.H. into Tidmarsh Lane. After about 300 yards turn left into the private drive signposted Tidmarsh Court. Proceed to the end of the drive to car parking area.



**NOTE:** Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(



