



Bramble Cottage • Sulham Lane • Sulham

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A very pretty 4 bedroom detached period cottage, with some later additions, in excellent order throughout, together with approximately 1.5 acres of garden and paddocks.

Cottage: 2,851 sq ft / 265 m²

Cottage garden, grounds and a paddock with side extend to 1.51 acres
(all measurements are approximate)

Pangbourne 1.8 miles/5 minutes' drive • Reading 5 miles • M4 4.5 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7



Bramble Cottage



An aerial photograph of a rural landscape under a blue sky with scattered white clouds. The foreground is dominated by a large, flat, brown field, likely a harvested crop field. Above this field, a row of trees and a road separate it from a cluster of buildings. A white arrow originates from the text 'Bramble Cottage' and points to a small, light-colored building with a dark roof, which is part of a larger property complex. The surrounding area is a mix of green fields, dense woodlands, and scattered houses in the distance.

This is a rare opportunity to acquire a period cottage in good order, set amidst very beautiful unspoilt countryside, accessed from a peaceful lane. The property has tremendous potential for further extension and alteration (subject to LAPP).

Bramble Cottage has had loving care over many years, and the cottage, which is Grade II listed, was probably constructed in the 18th century, with some more recent additions to the rear.

Sulham is a small hamlet of predominantly period properties, on the outskirts of Pangbourne and Tidmarsh. In an area of outstanding natural beauty, with plenty of walks in natural countryside. Within a few minutes' drive of shops, amenities, and transport links, making this a very accessible place to live.

Special features:

- The sitting room has a large Inglenook fireplace, presently fitted with wood burning stove and an oak staircase to the first floor
- Potential on the large landing to create another bathroom
- Kitchen has a washing machine, dishwasher, freezer, modern AEG double oven. Windows overlooking the rear gardens with stable door giving access
- The property can be accessed from Sulham Lane, which is the main access, and the land has a separate access if required, from Spur Lane

- The conservatory is heated, with French doors giving access to the rear garden
- Modern family bathroom, and modern shower room to the ground floor
- The property has two parcels of land, one on each side. Parcel 1 extends to 0.41 acre (approx.), Parcel 2 extends to 0.62 acre (approx.)
- Stable block with two stables, and a feed store, with concrete apron in front. Separate building, also in good order, previously used as a hay store

Summary of accommodation: Entrance hall, sitting room, dining room, study, conservatory, kitchen, cloakroom/shower room (ground floor), large landing, 4 bedrooms, family bathroom.

Detached double garage with adjoining carport, stores, and 2 stables.

Gardens: The gardens have been well maintained with large lawns, herbaceous borders, mature trees and shrubs. Stable block of two stables with concrete apron.

A number of useful garden stores, and a greenhouse. Parking in a wide graveled area to the front of the double detached garage and carport.

Local Facilities: Enjoying easy access to Pangbourne and its excellent selection of specialist shops, a small supermarket, health centre, dentists, library,



hairdressers, barbers, restaurants, and riverside pubs. There are many wonderful farm shops in the locality, and a Waitrose in Tilehurst.

By the River Thames there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering kayak, canoe, SUP and climbing tuition.

Pangbourne offers superb transport links with fast train services, which include the Elizabeth Line at Reading and Paddington, and east via the City and Canary Wharf.

Excellent schools: The sought-after Englefield Primary School is close by, as is Theale Primary School which has been Ofsted rated "Outstanding", and Pangbourne Primary School has foundation stage 1.

Within easy driving distance are Pangbourne College, Bradfield College, St Andrew's Prep, The Oratory School, Downe House, Cranford School and Moulsoford Preparatory School.

Post Code: RG8 8EA

Tenure: Freehold

General:

Oil fired central heating

Mains electricity

Borehole for water supply, septic tank drainage

Gigaclear fibre broadband connection available

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Council Tax Band: West Berkshire, Band G

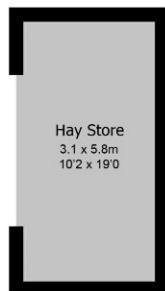
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



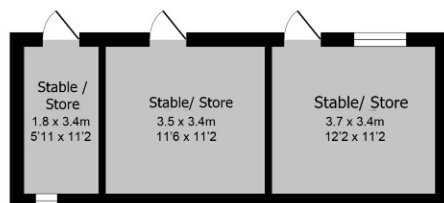


Dudley
**Singleton
& Daughter**
The Country Agent

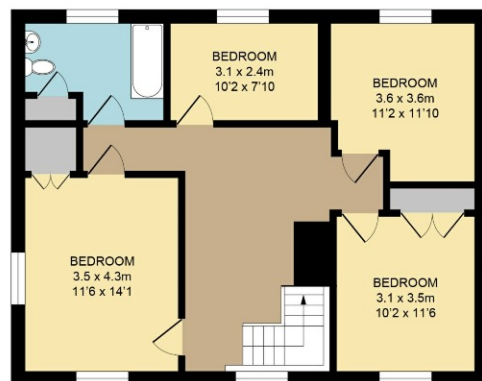




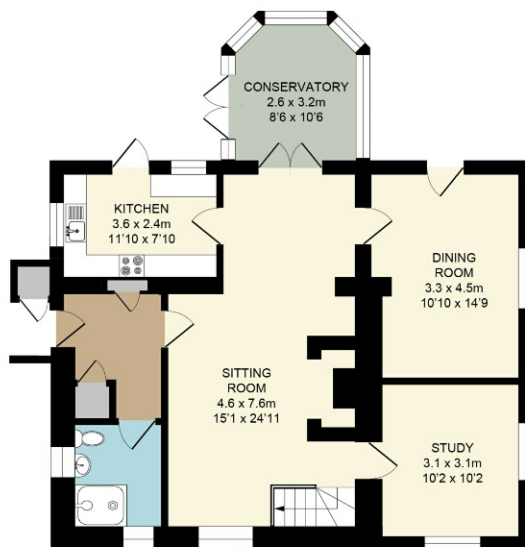
OUTBUILDING APPROX. FLOOR
AREA 49.0 SQ.M. (527 SQ.FT.)



GARAGE & STORE APPROX. FLOOR
AREA 53.0 SQ.M. (570 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 80.0 SQ.M. (861 SQ.FT.)



GROUND FLOOR APPROX. FLOOR
AREA 83.0 SQ.M. (893 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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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