



FLAT 4, SULHAM HOUSE

SULHAM ♦ BERKSHIRE

FLAT 4, SULHAM HOUSE

SULHAM ♦ BERKSHIRE

PANGBOURNE on THAMES - 2 miles ♦ THEALE - 3 miles

♦ M4 at junction 12 - 3 miles ♦ READING - 4 miles

(Distances approximate)

A spacious first floor apartment with excellent living accommodation and 1 large double bedroom. Excellent road and rail links.

♦ Communal Entrance Hall

♦ Entrance Hallway

♦ Living Room with views

♦ Fitted Kitchen

♦ 1 Large Double Bedroom

♦ Bathroom with Bath and Overhead Shower

♦ Lock-up Shed and Car Port

♦ Communal Parking



SITUATION

The village of Sulham stands on a wooded hill-side near the brook at the place where it crosses the road from Tidmarsh to Tilehurst, about 2 miles south of Pangbourne, the nearest railway station. Sulham House which adjoins the church of St. Nicholas on the east, stands a little to the south of this road, separated by it from the main part of the village which lies along the lane towards Purley Hall, backed by the green slope of Sulham Wood.

There are excellent road links to the M4 motorway and Reading and for rail commuters there are mainline stations at Pangbourne and Theale providing excellent services to Reading and London (Paddington). The area is also well served by state and private schools including a highly regarded primary school at nearby Englefield.

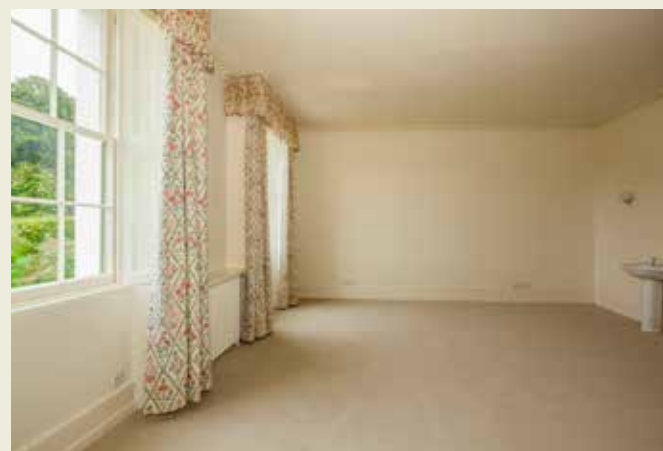
Crossrail services have commenced from Reading which together with the electrification of the line have significantly improved travelling times to central London destinations.

PROPERTY DESCRIPTION

Flat 4 is a spacious first floor apartment forming part of Sulham House, thought to have been built in the early 1700's. Entrance is through a communal door, which is used by 2 additional apartments (Flat 2 and 3). The private entrance door leads into the spacious hallway, which runs down the centre of the apartment and has natural light streaming through. The living room has 2 windows offering lovely views across Sulham. The kitchen is fully fitted, there is 1 large bedroom, plus bathroom with bath and overhead shower.

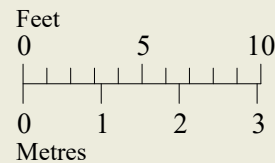
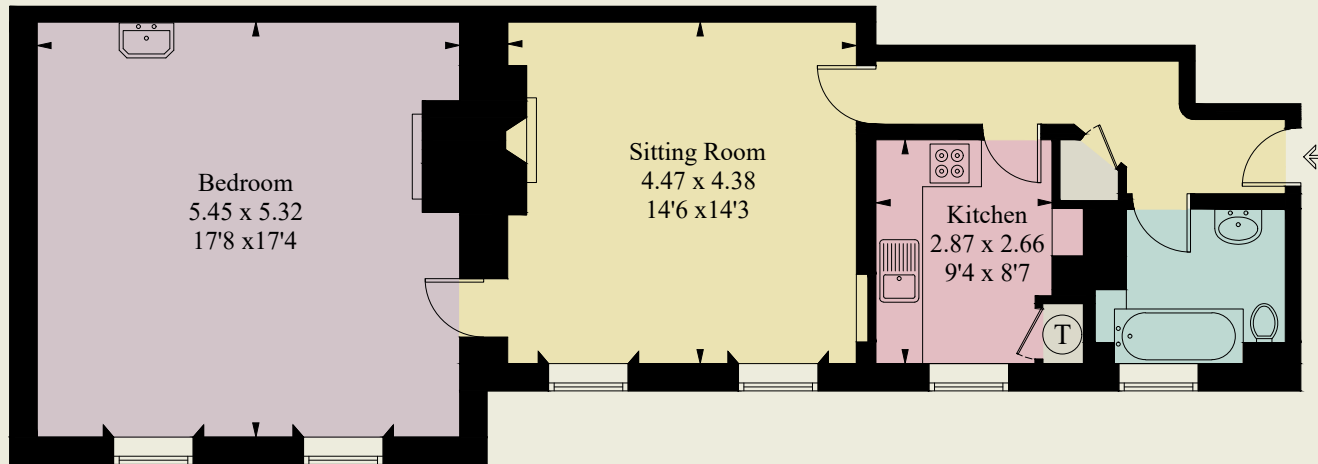
OUTSIDE

To the right of the main house is a cobbled forecourt with a line of sheds. There is one lock-up shed for the sole use of Flat 4, plus a car-port. Parking is communal and located at the front of Sulham House.



Flat 4, Sulham House, RG8 8EE

Approximate Gross Internal Floor Area = 71 sq m / 764 sq ft



CREATESPACE DESIGN ref 115

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Heating is electric, plus the property benefits from some background heat rising from Sulham House, although amount and timings not in the tenant's control. Mains Water.

Council Tax: C

Energy Performance Rating: D / 61

Postcode: RG8 8EE

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Upon leaving Goring, head up to the traffic lights at Streatley and turn left. Carry on out of the village, heading towards Pangbourne. Go through Pangbourne and straight on to Tidmarsh. Just after the Greyhound Pub in Tidmarsh, turn left heading towards Sulham. Follow the road through Sulham and as the road goes up the hill, you will see the turning for Sulham House on your right, just after the little Thatched House.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com