



THE OLD KITCHEN

NUNHIDE LANE ♦ SULHAM ♦ BERKSHIRE

Warmingham

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NUNHIDE LANE ♦ SULHAM ♦ BERKSHIRE

- ♦ PANGBOURNE on THAMES – 2 miles
- ♦ THEALE – 3 miles ♦ M4 at junction 12 – 3 miles
- ♦ READING – 4 miles

A beautifully presented 1 bedroom character property with a large garden and driveway parking

- ♦ Large Kitchen/Breakfast Room
- ♦ Beamed Sitting Room with door to Patio
- ♦ 1 Double Bedroom
- ♦ Shower Room
- ♦ Large Driveway
- ♦ Lawned Gardens and Patio
- ♦ Storage Shed



LOCATION

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.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

The Old Kitchen has been totally renovated. Entrance is into the kitchen which is a large and airy space. The sitting room has beamed ceilings plus wood burner. There is a door leading to the patio. Upstairs there is a modern shower room and double bedroom with built-in wardrobes.

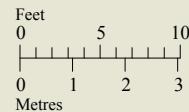
OUTSIDE

The lawn is mainly to the front of the property. There is a large patio area, plus further grassed area behind a low level wall. The driveway is down the right hand side.

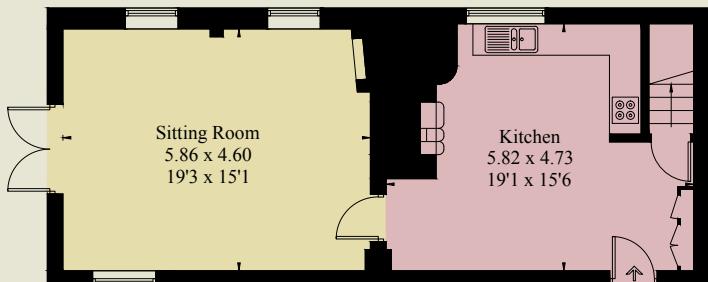


The Old Kitchen, Nunhide Lane, Sulham, Reading, RG8 8EF

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 216465

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Heating is from an Air Source System. Water and electric is connected to the property

Council Tax: Band B

Postcode: RG8 8EF

Energy Efficiency Rating: D/60

Local Authority: West Berkshire District Council – Telephone: 01635 42400

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, turn right into Nunhide Lane and drive past the church. Follow this road for over 1 mile and The Old Kitchen will be found on your left hand side, before Nunhide Farmhouse.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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



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