



# davis tate

## THE PUMP HOUSE, 3 JAMES FARM, JAMES LANE GRAZELEY GREEN, READING, RG7 1NB



- Beautifully Converted Two Bedroom Barn
- Two Parking Spaces with Electric Charger Points
- Super Fast Broadband
- Attractive Courtyard Setting of Only 6 Homes
- Mortimer Station 2 miles, J11, M4 1.5 miles

### Asking Price £400,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE BURGHELD COMMON BRANCH ON 0118 983 1201



## PROPERTY DESCRIPTION

**BEAUTIFUL BARN CONVERSION:** Set within this quiet development, this unique and attractive two bedroom property is located off a quiet country lane and adjacent to paddock land. Accommodation set over two floors. Offered with some attractive features, ideally suited for those looking for something a little different. Accommodation offers, entrance hall, cloakroom, sitting room, kitchen-breakfast room, two bedrooms and family bathroom. EPC Rating B.

## LOCAL INFORMATION

Grazeley Green is a small rural area just 4 miles South of Reading and just 1.5 miles from J11 of the M4 motorway, making communications excellent. Heathrow Airport is less than 30 miles distant. There are several junior schools within a short drive, village hall and shops are at Three Mile Cross, Burghfield Common or Mortimer all within a short drive, offering Reading (5 miles) provides comprehensive shopping, recreational and leisure facilities and the nearest station is in the village of Mortimer (3 miles) which has a regular service to Reading (12 mins) then onto London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. The local area has some fine schools including Bradfield College, Queen Anne's Caversham, Reading Bluecoat, The Abbey and Reading School. There are miles of walking and riding in the surrounding countryside and the Wellington Country Park and riding stables are nearby.

## ACCOMMODATION

The property comprises; living room, kitchen/dining room, entrance hall and W.C. on the ground floor. Upstairs there are two bedrooms and a modern bathroom suite.

## OUTSIDE SPACE

Outside you have your own private courtyard gardens with block patio area enclosed by post and rail fencing. Allocated parking opposite with two electric charging points.

## LOCAL AUTHORITY and SERVICES

West Berkshire Council.

Private sewerage plant, mains water, electric and gas





## CONVEYANCING

Through our partners Lifetime Legal, we can introduce you to solicitors who specialise in conveyancing. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## BUYERS INFORMATION

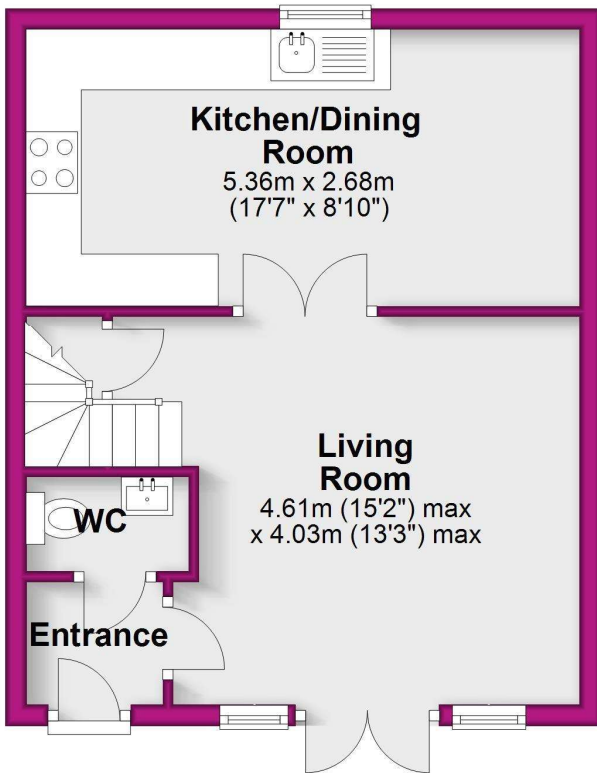
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £36 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

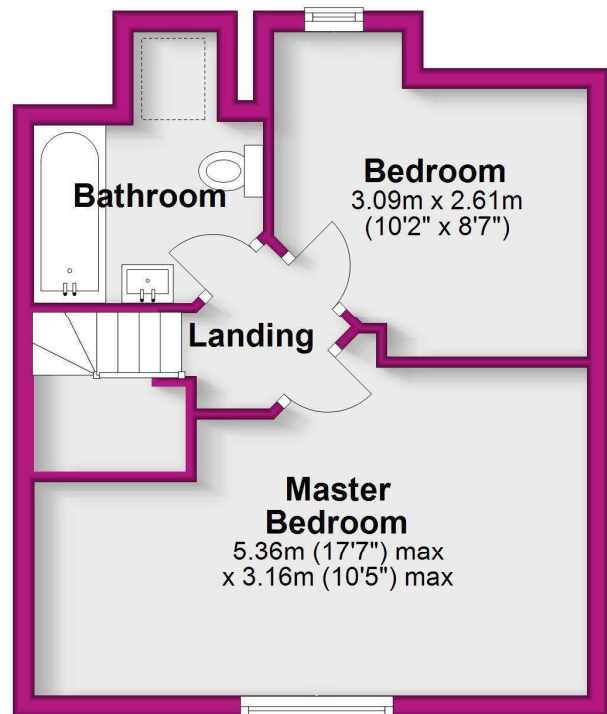
## Ground Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.3 sq. feet)



**Total area: approx. 67.6 sq. metres (727.6 sq. feet)**

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.

Plan produced using PlanUp.