



8 TIDMARSH GRANGE, READING, BERKSHIRE, RG8 8FD



- Very spacious first floor apartment
- Balcony and lift
- 5 acres of glorious grounds
- Fishing on the River pang
- Swimming pool complex, tennis court
- No onward chain

£450,000 (Leasehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



PROPERTY DESCRIPTION

A very spacious first floor apartment (with lift) with wonderful views over the parklike grounds, the River Pang and the meadows beyond. Within the safe gated environment is an indoor heated swimming pool with spa and sauna, more than 5 acres of gardens and a tennis court. 3 bedrooms, EPC Rating D.



LOCAL INFORMATION

Tidmarsh is a traditional Berkshire village about a mile from Pangbourne and only a few minutes drive from Junction 12 of the M4. With views of rolling Berkshire downland to the west and towards Sulham Woods to the east the village lies on the River Pang, a chalk river renowned for its trout and coarse fish, and which runs into the Thames at Pangbourne. and there are walks along the river into Pangbourne, as well as several local footpaths. There is a Village Hall, Church and Village Green with a Millennium Playground and a well regarded Dining Pub, The Greyhound, in the heart of the village. Tidmarsh is also close to Theale with its well regarded schools and variety of shops and there is a retail park with a Savacentre near the J12 roundabout. Bradfield College, with its superb sporting facilities, is open to public membership and is only a short drive away.

ACCOMMODATION

Briefly, the accommodation is as follows: entrance hall, very large triple aspect reception room, kitchen/breakfast room, principal bedroom with en suite shower room and balcony, further double bedroom, third bedroom or study, family bathroom.



OUTSIDE SPACE

Externally there are more than five acres of glorious grounds bordering the River Pang, a tennis court, indoor swimming pool complex and secure reserved parking.

LOCAL AUTHORITY and SERVICES

West Berkshire Council - www.westberks.gov.uk

Council Tax band E

Mains water and electricity, Klargister drainage, electric underfloor heating (wet system), double glazing.

LEASEHOLD INFORMATION

Held on the balance of a 125 year lease commencing 01.01.2006. The annual ground rent is currently £250, doubling every 25 years and the variable service charge is currently £7,651.68 per annum.

NOTE RE SWIMMING POOL

The Management Company and residents have decided to close the pool complex for two or three months over the winter.





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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

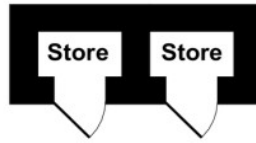
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 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

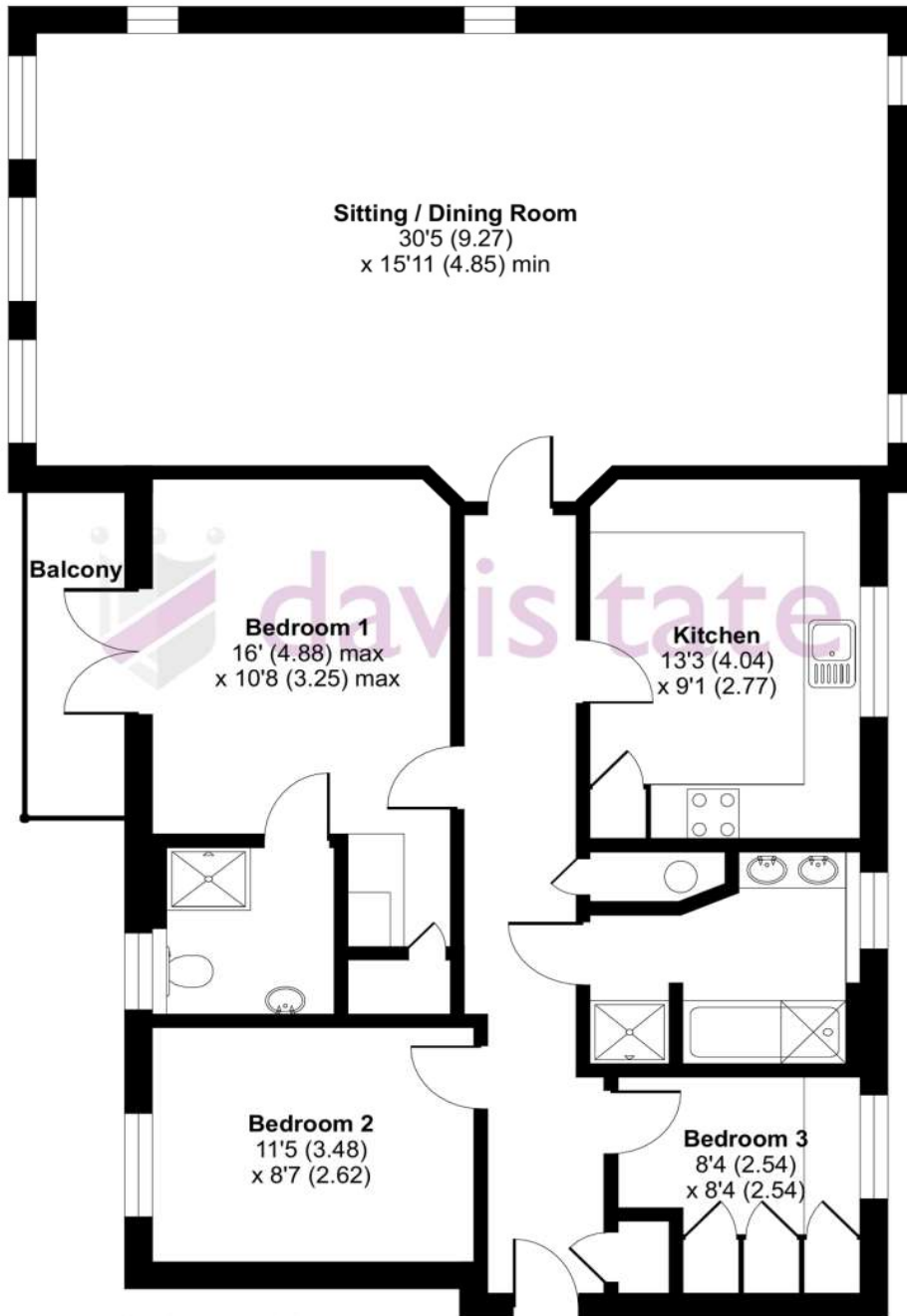
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1250 sq ft / 116.1 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1261 sq ft / 117.1 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 934226