



sales | lettings | new homes | conveyancing | mortgages

THE DOLLS HOUSE, 49 HIGH STREET, THEALE, READING, BERKSHIRE, RG7 5AH



- Historic grade II listed cottage
- Quirkiness and charm abound
- Long rear garden
- 2/3 bedrooms, 2 receptions
- Walking distance of station
- Desirable High Street position

Guide Price £425,000 (Freehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

This historic listed (grade II) cottage is bound to appeal to those looking for something out of the ordinary. The quirkiness of the accommodation adds greatly to its charm and the long rear garden adds to its appeal. EPC exempt.

Having once been a public house, parts of the property are believed to date from the 17th Century with later additions. Set in the picturesque High Street, the property is within walking distance of the railway station (half an hour to London Paddington) within a very short amble of pubs and shops.

LOCAL INFORMATION

Theale is located 5 miles (8.0 km) west of the centre of Reading and is separated from the suburbs of that town by the M4. It is located on the old Bath Road, which crosses the motorway here at junction 12 (Reading West). Theale railway station is near the centre of the village and is served by local services from Reading to Newbury. Theale owes much of its past and present prosperity to its good road communications links. In the pre-railway era, the village was an important staging post on the old Bath Road, as witnessed by the number of historic pubs to be found on its High Street. There are also Chinese, Indian, and French cuisine restaurants. Sports facilities include Theale Green Sports Centre and Theale golf club. State schools are well provided for in the form of Theale Green Secondary School and the excellent newly built Theale C of E Primary School.

ACCOMMODATION

Entrance lobby, large double reception room with fireplace, separate dining room with fireplace and door to rear garden, kitchen, two double bedrooms, study or third bedroom (restricted head height).

There is also a brick-built outbuilding with a utility room and as shower room.



OUTSIDE SPACE

The long rear garden has been landscaped in an interesting way to provide outdoor 'rooms'/areas, each with a slightly different feel. There is also a brick-built outbuilding (as described under 'accommodation' above) with utility room and shower room, a timber summer house and storage sheds.

LOCAL AUTHORITY and SERVICES

West Berkshire Council, Newbury - www.westberks.gov.uk

Council Tax Band D

All main services, gas central heating.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. 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 is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

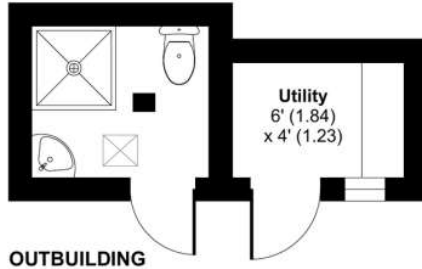
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

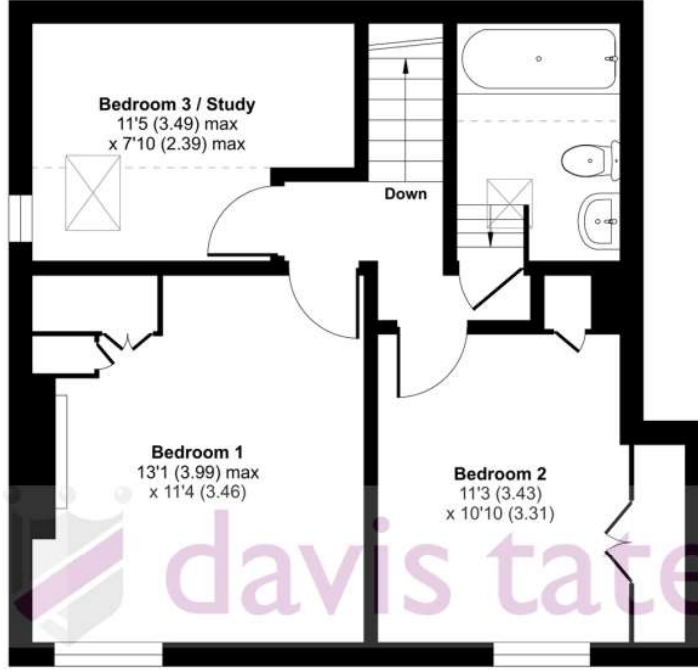
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 855 sq ft / 79.4 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Outbuilding = 57 sq ft / 5.2 sq m
 Total = 989 sq ft / 91.7 sq m

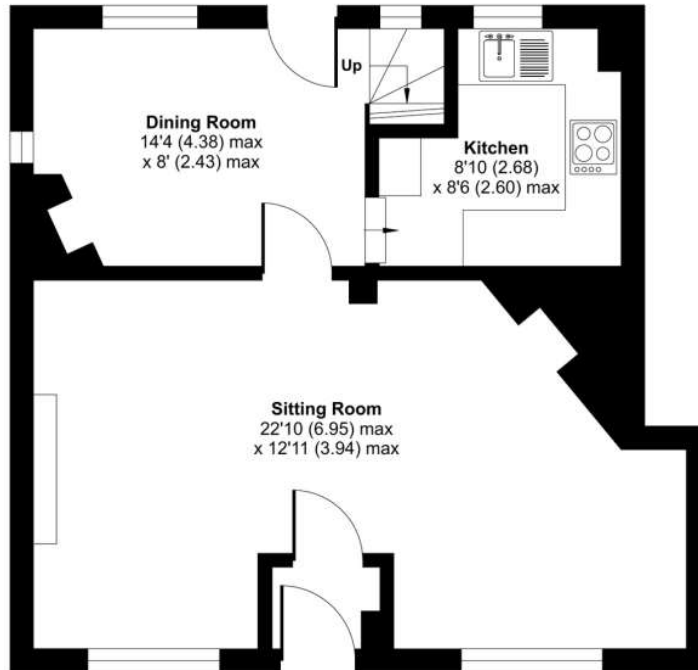
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Davis Tate. REF: 1081555