

1 HATCH CLOSE, CHAPEL ROW, READING, BERKSHIRE, RG7 6NZ



- Beautifully presented
- Generously proportioned
- Quiet, leafy location
- Walk to pub, village green and shop
- 4 bedrooms, 2 bathrooms
- Plenty of parking, landscaped gardens.

Asking Price £925,000 (Freehold)

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



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PROPERTY DESCRIPTION

A beautifully presented individual detached house in a quiet, leafy setting within walking distance of the village green, the highly regarded Bladebone pub and the village shop. The accommodation is graciously proportioned, the gardens have been skilfully landscaped and the driveway provides parking and turning for numerous vehicles. EPC Rating C.

LOCAL INFORMATION

Chapel Row is a pretty village with a traditional village green, butcher's shop and country pub (The Bladebone). The Boot at Stanford Dingley and the renowned Royal Oak at Yattendon are both a short distance away and there are many other excellent pubs and restaurants in the area, as well as a very good local store and post office at nearby Bradfield Southend.

Bradfield College sports centre is just down the road and a further ten minutes by car takes you to the bustling Thames-side village of Pangbourne, with its supermarkets, specialist shops and mainline station (to Paddington, Reading and Oxford). Access to the A4 (and thence to the M4) is about five minutes' drive.

ACCOMMODATION

Enclosed entrance porch, spacious entrance hall, cloakroom, very large sitting room, garden room, kitchen/dining room, large utility room, principal bedroom with dressing area and en suite shower room, three further double bedrooms, family bathroom.



OUTSIDE SPACE

To the front of the house is an extensive driveway/forecourt/parking and turning area, suitable for a good number of vehicles, with a small covered seating area to one side of the porch.

There is also a useful brick store to one side of the house suitable for bikes, motorbikes, etc.

The rear garden is private and enclosed having been attractively landscaped with shaped terraces, lawns, raised beds and a raised deck. There is also a timber outbuilding currently dedicated for use as a bar.

LOCAL AUTHORITY and SERVICES

West Berkshire Council, Newbury - www.westberks.gov.uk
Council Tax Band G

Mains electricity, water and drainage, oil central heating, electric underfloor heating in the garden room and in the kitchen/dining room, double glazing.





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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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

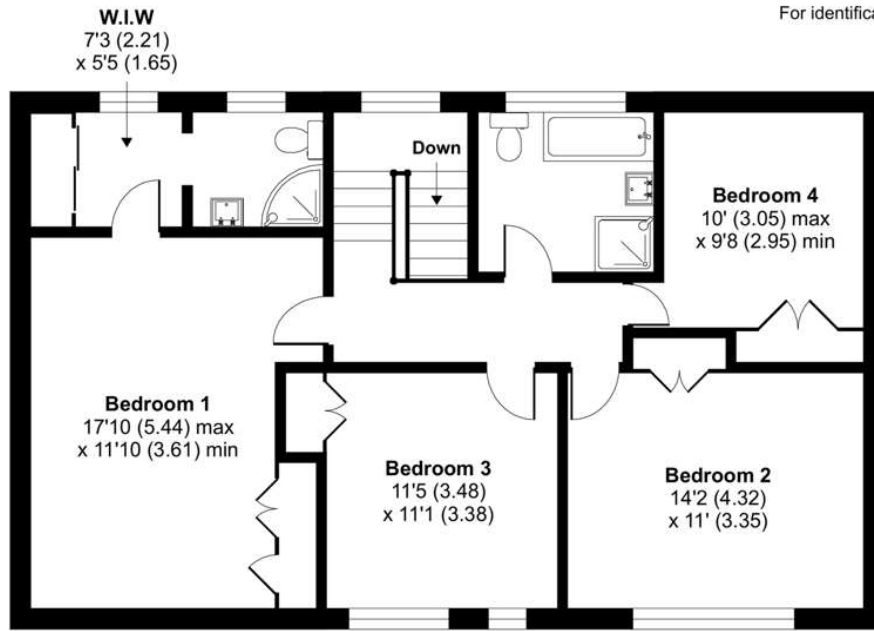
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

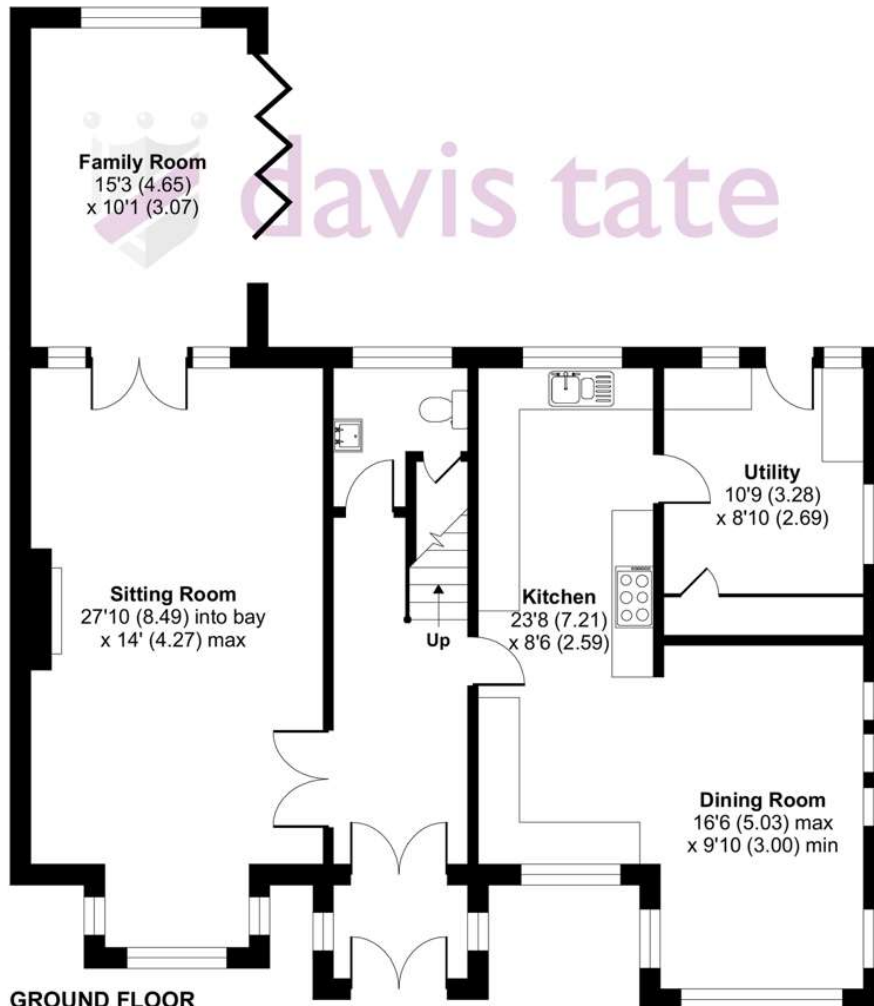
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 2216 sq ft / 205.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2024. Produced for Davis Tate. REF: 1107202