

TREE TOPS

CHAPEL ROW • WEST BERKSHIRE



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Tree Tops is a 4 bedroom detached family home situated in a cherished village directly opposite stunning woodland. In need of renovation and offering scope to extend, subject to planning permission

Entrance Hall • Sitting room with woodburning stove
• Dining room • Kitchen • Cloak room • Playroom

.....
Four bedrooms • Family bathroom • WC and basin

.....
Double garage • Garden



Tree Tops

Built in the 1960's Tree Tops is a four bedroom detached family home. Set on a quiet lane on the edge of this popular village, Tree Tops offers fantastic scope to improve and extend, subject to planning permission. The property is approached through a gravel drive proving off road parking in front of a double garage. Upstairs there are 4 bedrooms, a family bathroom and separate wc and basin. On the ground floor, the sitting room has an open working fire and patio doors leading to the garden, there is a separate dining room at the front of the house which backs onto the kitchen with potential to create more open plan living. To the side of the kitchen is a useful single storey extension which is positioned behind the double garage. Outside, the garden is mostly laid to lawn with a mixture of shrubs and trees, a terrace wraps round the back of the house.

Chapel Row, West Berkshire

Chapel Row is a highly desirable village in West Berkshire with a Café, pub and doctor's surgery. The nearby village of Bradfield Southend is only a short drive away with a village store/post office and the more comprehensive amenities of Newbury and Reading are 8 and 10 miles respectively.

Transport links by both rail and road are excellent. The M4 (J12) is just 5 miles away providing access to London and its airports. Train services can be accessed at Theale (London Paddington within the hour), Pangbourne (London Paddington within the hour) and Reading (London Paddington 27 minutes). Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

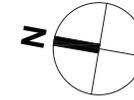
There are a wide range of schools in the area, including Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.

Services

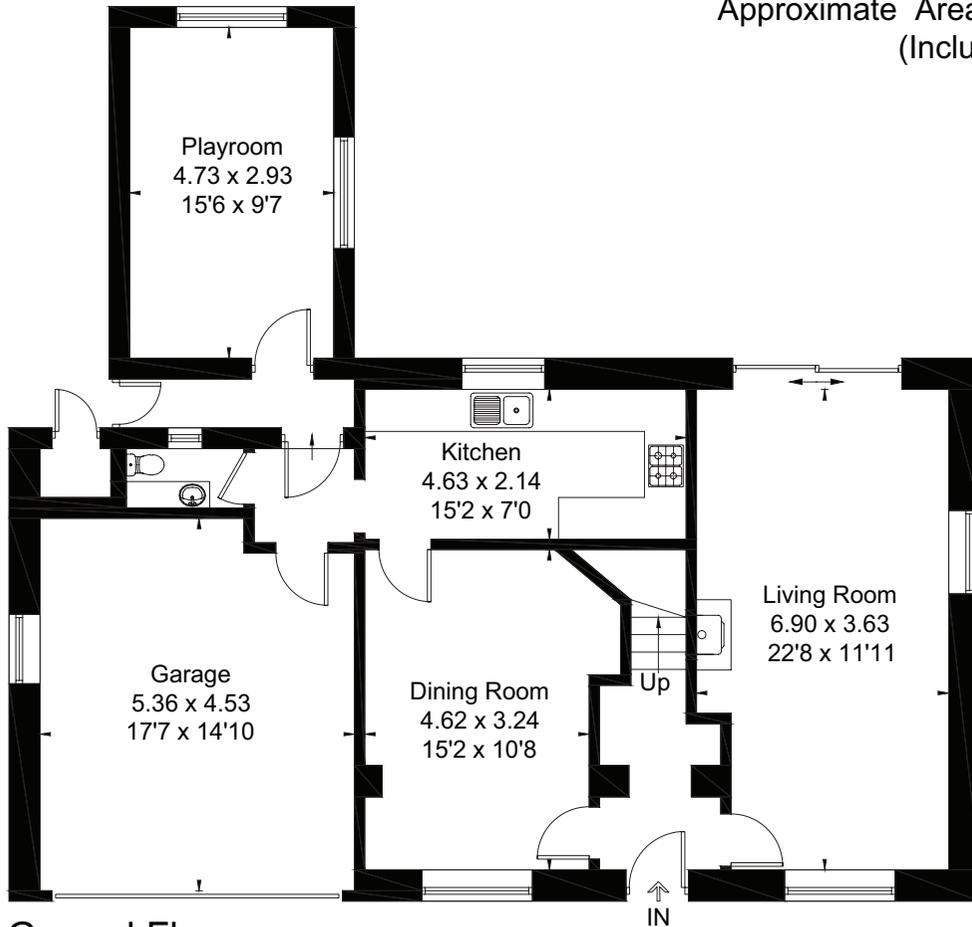
- Mains water and electricity. Calor Gas central heating. Private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band F 2020/2021 £2,706.89
- Local authority: West Berkshire Council. Telephone 01635 551111
- RG7 6NX



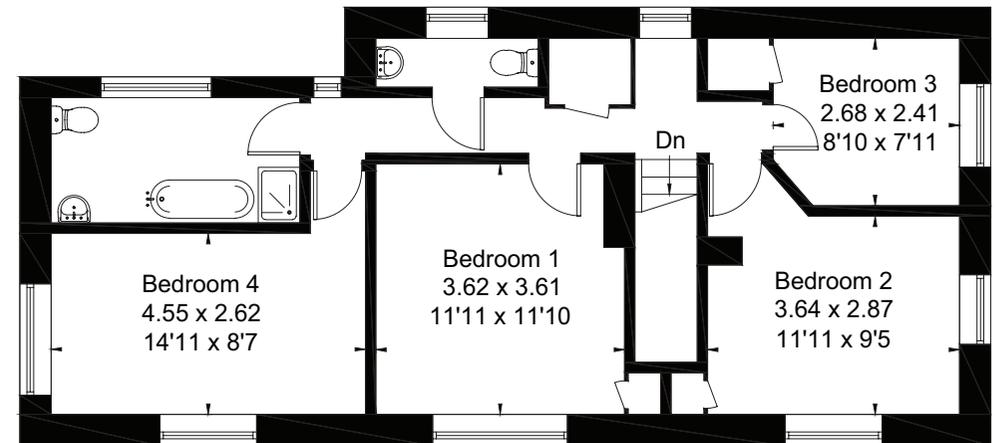
Approximate Area = 174.1 sq m / 1874 sq ft
(Including Garage)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy Label 2022/1379	



Ground Floor



First Floor



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.