Tidmarsh, Reading, Berkshire.



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Arins Property services are delighted to present this opportunity to acquire a charming 3-bedroom cottage, believed to date back to the mid-1800s, located in the sought-after and picturesque village of Tidmarsh. Full of original charm and potential, this semi detached cottage is in need of modernisation, offering the chance to restore and reimagine a beautiful period home to your own specifications. Set on a generous plot with driveway parking for multiple vehicles, the property benefits from a sunny, wraparound garden that extends from the side to the rearperfect for outdoor entertaining or creating your ideal landscaped retreat. The ground floor features a traditional layout, including a front-facing living room, a central kitchen, and a separate dining room at the rear. Upstairs, you'll find three bedrooms and a family bathroom. Tidmarsh offers peaceful village living while remaining exceptionally well-connected. Nearby, the vibrant village of Pangbourne provides a variety of independent shops including an artisan bakery, award-winning butcher and cheese shop, cafes, pubs, a post office, pharmacy, and excellent schools. For commuters, Pangbourne has a mainline train station with direct services to London Paddington. The larger town of Reading with its wide array of shopping, dining, and cultural venues-offers even faster rail connections to London (as little as 23 minutes) and access to the Elizabeth Line. The area is renowned for its natural beauty, with the River Thames, scenic walks, and charming villages like Goring and Streatley nearby. Theale, just a short drive away, provides further local amenities and access to the M4 motorway, making this an ideal location for both lifestyle and convenience. Esteemed local schools, including Bradfield College, Downe House, and Pangbourne College, make this an ideal home for

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





£425,000 Freehold

- No Onward Chain
- 2 + 1 Bedrooms
- Driveway Parking
- Two Reception Rooms
- Development potential
- Tidmarsh Location



GROUND FLOOR 408 sq.ft. (37.9 sq.m.) approx.





TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) appro While every attempt has been made to ensure the accuracy of the floorpian constaine of doors, windows, rooms and any other items are approximate and no responsibility emission or mis-statement. This plan is for illustrative purposes only and should be representive nurshares. The sentices, sectems and anoniancers schwards have on been to the section.

Property Description

Ground Floor

Entrance Hall

Living Room 13' 10" x 13' 0" (4.22m x 3.96m)

Kitchen 9' 8" x 11' 2" (2.95m x 3.40m)

Dinning Room 9' 3" x 8' 1" (2.82m x 2.46m)

First Floor

Bedroom One

14' 3" x 7' 1" (4.34m x 2.16m)

Bedroom Two 9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom Three

9' 7" x 10' 0" (2.92m x 3.05m)

Bathroom 7' 4" x 5' 4" (2.24m x 1.63m)

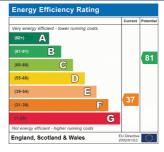
Outside

Driveway Parking

Garden

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Council Tax Band



1ST FLOOR 421 sq.ft. (39.2 sq.m.) approx.



ft. (77.0 sq.m.) approx. y of the floorplan contained here, measurement mate and no responsibility is taken for any error poses only and should be used as such by any is shown have not been tested and no guarant ency can be given.