

PW.

**Pavilion End ,
Back Lane
Beenham
RG7 5NG**

£425,000

P1349

Pretty semi-detached home in village location

- Extended 3 bedroom semi-detached
- Further potential to enlarge stpp
- Semi-rural village location
- Large 22' sitting room with woodburning stove
- 22' garden room
- Kitchen
- Cloakroom plus garage with utility area
- Good sized garden overlooking fields

EPC D

10 mins drive from Theale mainline rail station

Good primary school within 5 minute walk

patrick williams

Overview

Situated in a quiet semi-rural village, an attractive semi-detached home with views over fields to the rear. The property has been extended to the rear with a large garden room and offers further potential for enlargement stpp. A spacious porch opens to the entrance hall and from there to the good-sized sitting room with bay window and fireplace with wood-burning stove. Double doors to the rear of the sitting room lead to the large garden room with roof lights and doors to the garden for maximum enjoyment of the views in all weathers. A modern fitted kitchen, as well as a cloakroom and garage with plumbing for a washing machine and access to understairs storage.

Upstairs, the master bedroom to the rear benefits from the views over the garden and fields to the rear, bedroom 2 is a good-sized double whilst bedroom 3 is a single. The bathroom is fitted with a white suite and has a shower over the bath.

Outside, the rear garden is laid to lawn with a large semi-circular patio area ideal for summer entertaining. A large storage shed with the oil tank located behind. The garden is planted with mature trees, shrubs and plants with a good degree of privacy. To the front the driveway is gravelled and provides parking for 2-3 cars.

Specification

Ground Floor

- Porch
- Entrance Hall
- Sitting Room
- Garden Room
- Kitchen
- Cloakroom
- Garage

First Floor

- Master Bedroom
- Bedroom 2 double
- Bedroom 3
- Bathroom

Outside

- Good sized rear garden
- Shed
- Garage
- Driveway with parking

Other information

- Oil fired central heating with new boiler located in the garage
- Planning permission for an extension over the garage was granted in 2006 but has since expired

Location

Beenham is a small rural parish midway between Newbury and Reading. The main village lies on the escarpment to the north of the Kennet Valley, spreading for over a mile along the ridge with views over the rolling farmland of the North Wessex Downs, a designated Area of Outstanding Natural Beauty. In the centre of the village are the Primary School, the Village Hall and adjoining Beenham Club, the recreation ground and the Six Bells pub. A little way down Church Lane, on the border between village and farmland, is St. Mary's Church.

Schools

There are many good schools in the area, both state and private. Beenham has a Primary school located within walking distance of the property. The school is rated 'Good' by OFSTED. Catchment senior school is Theale Green. Other popular and highly rated schools in the area include Kennet School in Thatcham, the Downs School at Compton as well as Pangbourne and Bradfield Colleges, St Andrews Prep School and Elstree Prep.

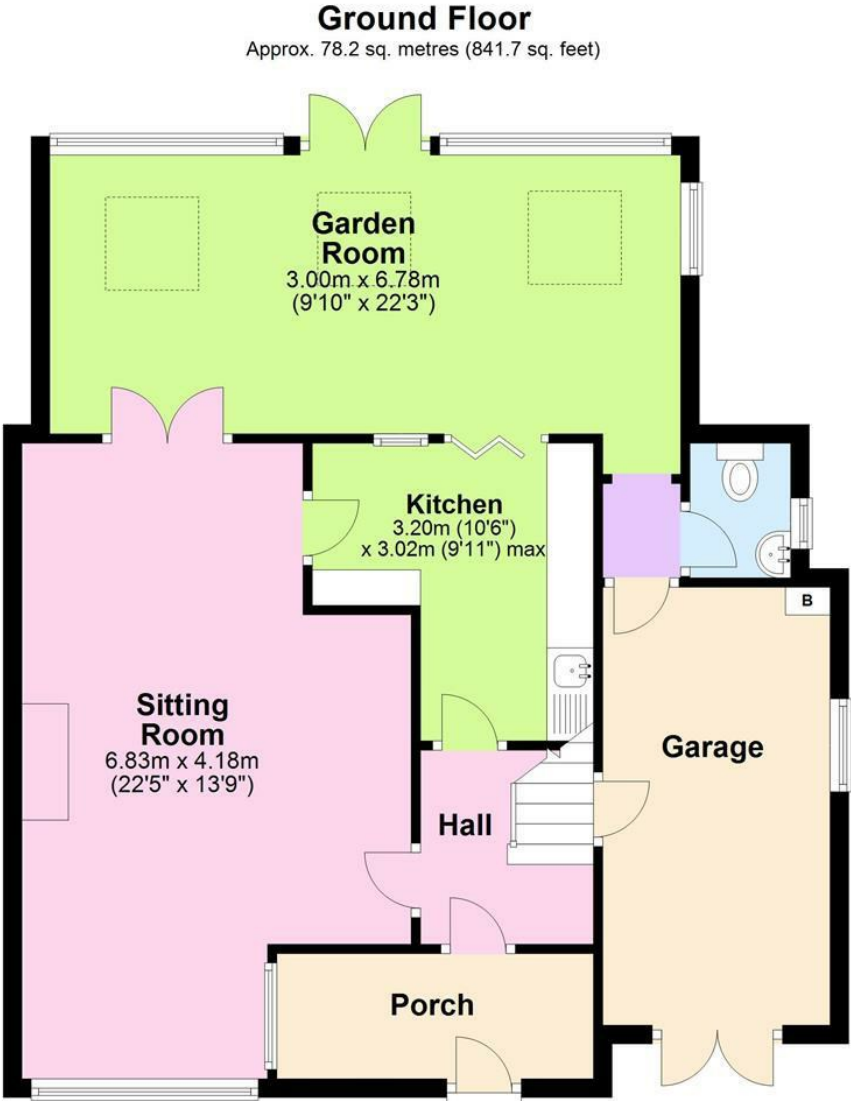
Transport Links

Theale station 10 min drive, London Paddington: 45 minutes,
Reading: 6 miles, Oxford 20 miles, M4 J12 5 miles.



Floorplan

Floorplans are not to scale and are for guidance only



Total area: approx. 116.5 sq. metres (1253.6 sq. feet)

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information, or to arrange a viewing, please

0118 984 4444

info@patrickwilliams.co.uk
www.patrickwilliams.co.uk

Patrick Williams Pangbourne, 4a Station Road, Pangbourne, RG8 7AN
0118 984 4444 info@patrickwilliams.co.uk
www.patrickwilliams.co.uk



Other Information



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

