



PAMBER FOREST HOUSE

Guide Price £650,000

Carter Jonas

PAMBER FOREST HOUSE FOREST LANE TADLEY RG26 3NX

- Newbury and Newbury station 14 miles
- Basingstoke and Basingstoke station 6.5 miles
- Tadley 1.5 miles
- M4 11 miles, M3 7 miles

Entrance hall · sitting room · dining room · kitchen/
breakfast room · utility · principal bedroom with ensuite · 2
further double bedrooms · bathroom · electric gates onto
large block paved drive · detached garage · garden sheds
· garden office · greenhouse · beautiful garden · Energy
Rating D

SITUATION

The property is located down a no-through lane on the outskirts of Tadley, adjacent to protected woodland and Pamber Forest. Tadley itself provides sufficient facilities to cater for all day-to-day requirements, including shops, two supermarkets, schools, indoor swimming pool and a golf course, and there are numerous country walks in the immediate area. More extensive leisure, recreational and educational facilities can be found in the three nearby towns of Newbury, Reading and Basingstoke, each of which offer good commuting facilities with mainline railway stations to either Waterloo or Paddington, and both the M3 and M4 motorways are within a short drive.

DESCRIPTION

Pamber Forest House is a thatched, single storey cottage, situated in a quiet no-through lane on the edge of Tadley - one minute walk to Pamber Forest. The property has been considerably improved over the years by the current vendor and has many charming features including wall and ceiling beams in the sitting room, with a cosy wood burning stove, separate beamed dining room with door to a terrace and garden.

A VERY INTERESTING DETACHED SINGLE STOREY PERIOD THATCHED COTTAGE WITH A BEAUTIFUL SOUTHERLY FACING GARDEN SITUATED IN A QUIET NO-THROUGH LANE SITTING WITHIN A TOTAL PLOT OF 0.43 OF AN ACRE.



There is a fitted kitchen/breakfast room with a range of base and wall mounted wooden fronted units, Granite work tops over, built in appliances and useful boot/utility room. There are three bedrooms, one with wall and ceiling beams, one with a guest shower/basin, the other is used as a study. And a separate bathroom.

OUTSIDE

One of the main features of the cottage is the delightful garden, which comprises a lawn, with stunning flower and shrub borders, two garden sheds with power, a paved pathway which leads round the garden, heated green house, outdoor insulated garden office (with broadband and power installed), fruit cage, pond and detached garage with power, light, built-in cupboards and eaves storage space.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected. Septic tank with pump to the mains.

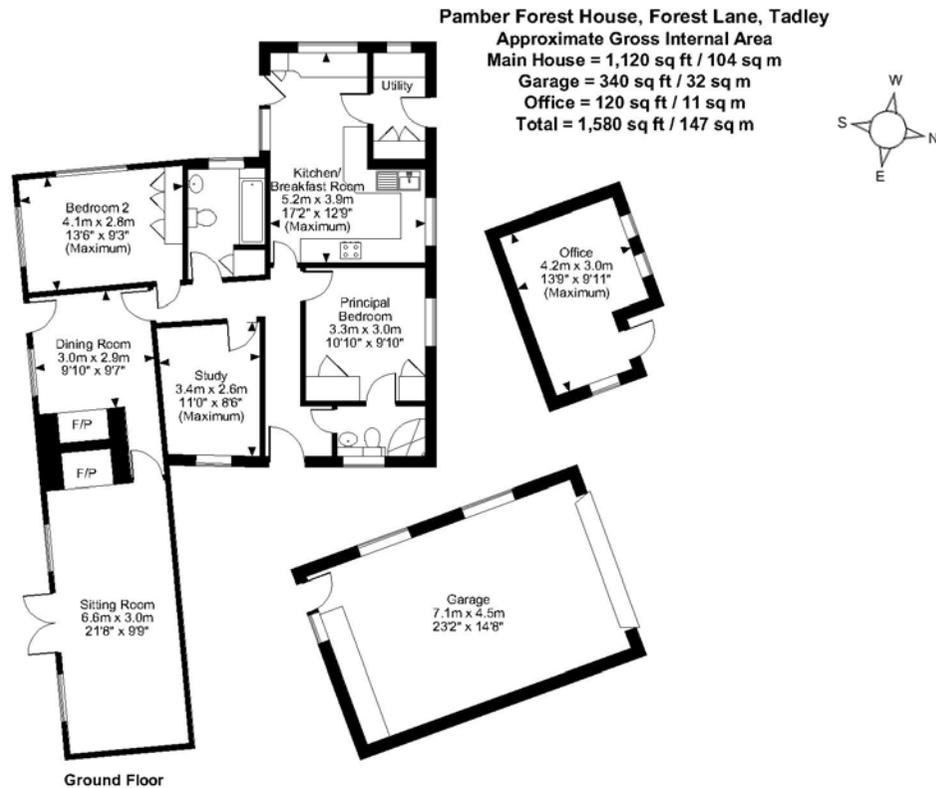
Local Authority: Basingstoke & Deane Borough Council
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG26 3NX

Leave Basingstoke in a northerly direction on the A340 signposted to Aldermaston. Proceed through the village of Sherborne St John and Pamber Green and on reaching the 30 mph sign outside Tadley take the first right hand turning into Winston Avenue. After about 0.25 mile take the turning on the right into Forest Lane. Proceed down the hill where Pamber Forest House will be seen after a short distance on the right hand side.





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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

Newbury 01635 263000

newbury@carterjonas.co.uk

51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

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