



South Stoneham's Cottage • Bere Court Road • Pangbourne

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Pangbourne village centre, a few minutes' walk to shops & train station • Fast trains to London Paddington (40/45 minutes) • Reading 6 miles • M4 (junc 12) 4 miles • Heathrow 45 mins drive
(all distances/timings approximate)

A first-class family home, set in this highly sought after and exclusive road, within easy walking distance of the village centre and station.

3,391 sq ft / 315 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



A splendid, individually designed 5 bedroom modern detached house, set in this highly sought after and exclusive road, within easy walking distance of the village centre and station.

South Stoneham's Cottage is a first-class family home. Unusually spacious, with high ceilings, lots of light, and is fitted to a very high standard throughout.

There is a magnificent kitchen/dining/living room, with a multi-fuel stove, French doors opening onto the rear sun terrace, a useful desk area and underfloor heating, this spacious room creates a wonderful hub of the house.

A short walk to riverside pubs and restaurants, the River Thames, Pangbourne College, a highly regarded primary school, church, specialist shops, amenities, and the train station with fast commuter links to London Paddington.

Special features:

- Kitchen/dining/living room with lots of space for a large dining table, windows directly overlooking the garden, French doors leading to the sun terrace. Extensive range of kitchen units, Everhot cooking range with 4 ovens and large induction hob, butler sink, a fitted fridge with pull out stacking drawers, fitted dishwasher, and breakfast bar. Worksurfaces are quartz composite stone. Multifuel stove on a slate hearth, underfloor heating, and Karndean flooring in lime oak colour
- Large and imposing reception hall with vaulted ceiling, oak flooring, and clever storage for coats/shoes

- Sitting room has a multifuel stove, oak flooring, floor to ceiling windows, sky light and built in cupboards, plenty of room to seat all the family
- Large family bathroom with shower. All bath/shower rooms and cloakroom are of a high-quality modern design
- Principal bedroom with Juliet balcony and French doors overlooking the rear garden, large ensuite bathroom and dressing room
- Underfloor central heating to kitchen/bathrooms
- Property as a whole is highly insulated
- Windows throughout are UPVC, and specially treated to give a wood appearance
- Carpeting where fitted is of high quality with luxury extra thick underlay
- Oak balustrade to staircase, and oak galleried landing
- Utility room is spacious, and houses the Glow-worm gas fired boiler
- All bedrooms are doubles and have built-in wardrobes
- Ground floor bedroom has an ensuite shower room
- Loft with pull down ladder, is highly insulated and part boarded
- High quality pressurised water system has been installed with a pair of large tanks by Gledhill giving mains pressure water storage and duplex stainless-steel cylinder
- Footpath giving off-road access to the village from outside the front of the property

Summary of accommodation: Reception hall, sitting room, kitchen/dining room, study, utility room, cloakroom, family room, 5 bedrooms (one to ground floor with ensuite), family bathroom, & ensuite shower room and dressing room to bedroom 1.



Gardens: Rear gardens have a large decked terrace area, well-maintained lawns with high hedges giving complete seclusion and privacy. Wendy house. Rear access from both sides of the property. Car parking for number of cars. Large single detached garage.

Local facilities: Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, barbers, restaurants and riverside pubs. By the River Thames there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering kayak, canoe, SUP and climbing tuition.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, birds, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading which will benefit from the upcoming Crossrail, offering fast links to the City. Waitrose can be found in Tilehurst, approx. 3 miles away.

Excellent schools: South Stoneham's Cottage is located within easy reach of a number of fine schools and Pangbourne College is within walking distance. Within easy driving distance are; Bradfield College, St Andrew's Prep, Brockhurst & Marlston House Schools, The Oratory School, Downe House, Cranford House and Moultsford Preparatory School.

There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey. Pangbourne Primary School has foundation stage 1.

Directions: From Dudley Singleton and Daughter's office turn left, proceed over the mini roundabout, turn right at St James The Less Church into Pangbourne Hill, proceed along Pangbourne Hill for a short distance turning left into Bere Court Road. Follow the road as it bears to the right, and a short distance along on the right-hand side you will see 3 signposts, one of which says South Stoneham's Cottage. Turn in here and the property is the first on the left.

What3words: feasted.notices.snoozing

Post Code: RG8 8JY

Tenure: Freehold

Services: Mains water, drainage, electricity, gas. High speed Gigaclear connected.

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band G

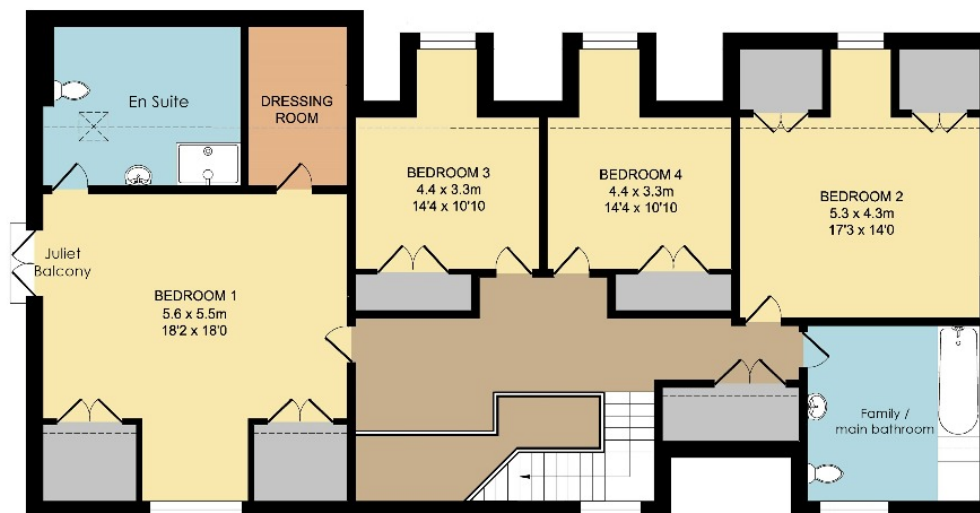
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.







GARAGE APPROX. FLOOR AREA 20.0 SQ.M. (215 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 129.0 (1389 SQ.FT.)

TOTAL APPROX. FLOOR AREA 315 SQ.M. (3391 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk

Viewing by arrangement with vendor's agent; Dudley Singleton & Daughter

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