



Russet House • Pangbourne • Berkshire

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Walking distance to village shops, amenities, Doctors surgery and train station with direct connection to London Paddington

- Reading 5 miles • M4 (J. 12) 5 miles • Heathrow Airport 40 minutes
(all distances/timings approximate)

An impressive detached 5-bedroom modern country house, situated in one of the most important positions in this peaceful and exclusive, no-through road.

2,950 sq ft / 274 m²

Gardens and Grounds extending to 0.46 acre / 0.18 hectare
(all measurements are approximate)

Your attention is drawn to the important notice on page 11





An impressive detached 5-bedroom modern country house, constructed in the classic Georgina Palladian style with distinctive red brick quoining, a bold entrance porch with plain Doric columns and a traditional fan light window over the imposing double door entrance.

Situated in one of the most important positions in this peaceful and exclusive, no-through road. It is almost impossible to find such a splendid spacious house in the area, enjoying such peace and seclusion. Within easy walking distance to the centre of the village with its wonderful riverside pubs, restaurants, amenities, easy access to Heathrow airport and train station with direct connection to London Paddington.

Russet House is an elegant family house, constructed to exacting standards by the well-known local builder JM Wakefield, in 1989, renowned for their high-quality workmanship and finish and Russet House is a fine example of their work.

The present owners have thoroughly enjoyed their residence here for some 29 years. Set in the largest plot within Breedons Hill, with southerly aspect well maintained rear gardens, planted with a variety of trees, shrubs, perennial plants. There is a 28ft heated outdoor swimming pool.

Great privacy and security afforded by the high evergreen hedges which surround the property and the period high red brick wall running the width of the rear garden with an exclusive gated entrance drive from Breedons Hill.

Special features:

- * Very large sash windows throughout giving lots of light and pretty views
- * High ceilings in keeping with the Georgian style
- * Double entrance doors give access to a splendid reception hall with a fine staircase rising gracefully to the first-floor galleried landing
- * Garden room designed in the style of an earlier period Orangery, has a wonderful domed roof with electric sun screen shutters
- * Kitchen with breakfast area is fully fitted with a range of cupboard and drawers, fitted gas hob, electric oven and grill, dishwasher, peninsular island breakfast bar with tiled polished terracotta flooring, archway giving access to the breakfast area
- * Drawing room has an open fire currently fitted with a gas homemaker convection fire unit and French doors opening into the garden room
- * To the front of the property is a wide brick laid entrance drive with a pair of high wrought iron electric gates accessing a large courtyard in front of the property with car parking for a number of cars, and access to the double garage.
- * Large galleried landing with windows overlooking the front courtyard
- * Splendid oval dining room
- * Principal bedroom with a 3 window bay giving lots of light and pretty views over the rear garden, walk through dressing area and ensuite shower room
- * Main guest bedroom has an ensuite shower room
- * Well fitted modern family bathroom



Summary of accommodation: reception hall, drawing room, orangery/garden room, cloakroom, dining room, study, kitchen/breakfast room, utility room, 5 bedrooms, 3 bath/shower rooms. Detached double garage.

Gardens: Immediately to the rear of the property is a large terrace area for summer dining with an attractive period high red brick wall running the width of the rear boundary. The gardens curl round to the left-hand side of the property where a 28ft heated outdoor swimming pool will be found. There is a concealed pool house with the filtration and heating equipment.

Gardens & Grounds 0.45 acre/ 0.18 hectare

Local facilities: Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a small supermarket, health centre, dentists, The Boat house Doctors surgery, library, hairdressers, barbers, restaurants and riverside pubs. There are many wonderful farm shops in the locality, and a Waitrose in Tilehurst.

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. Basildon Park, the National Trust property, features a splendid Georgian mansion surrounded by 400 acres of parkland.

Pangbourne offers superb transport links with fast train services to London Paddington, Oxford and Reading which will soon benefit from Crossrail.

Excellent schools: Russet House 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, 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 train. Pangbourne Primary School has foundation stage 1.

Directions: From the offices of Dudley Singleton & Daughter turn left, pass over the mini roundabout passing the Elephant Hotel on your right, pass the Cross Keys pub on your left and on leaving the village Breedons Hill will be found a short distance along on the right-hand side. Russet House is the 4th house on the left-hand side.

What3words: ruffle.mobile.providing

Post Code: RG8 7AT

Tenure: Freehold

EPC Rating: D

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

Local Authority & Council Tax Band: West Berkshire, Band H.

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









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The Country Agent





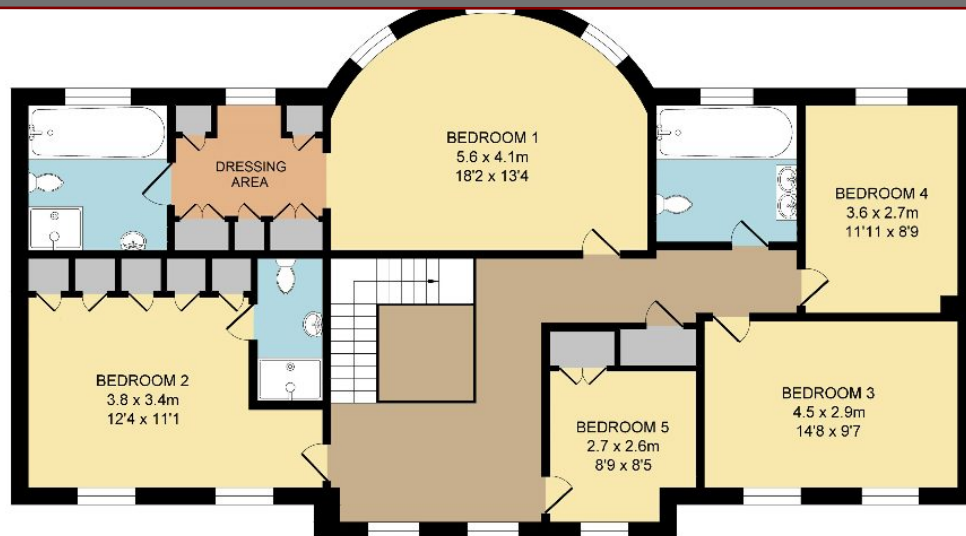
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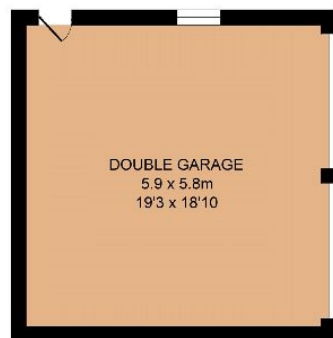


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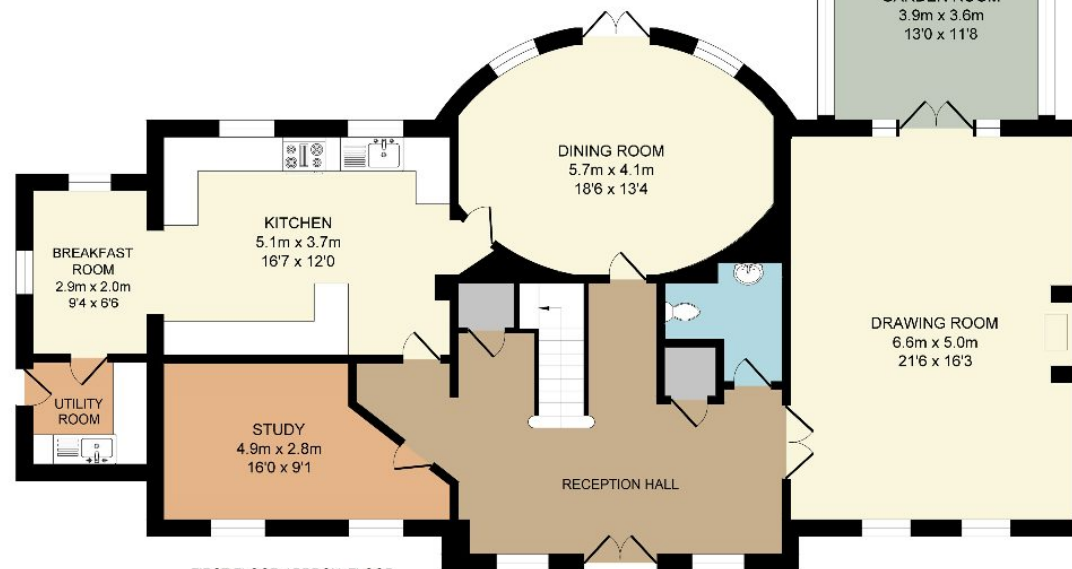




GROUND FLOOR APPROX. FLOOR AREA 125.5 SQ.M. (1321 SQ.FT.)



GARAGE APPROX. FLOOR AREA 34.2 SQ.M. (368 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 144.6 SQ.M. (1560 SQ.FT.)

TOTAL APPROX. FLOOR AREA 274.1 SQ.M. (2950 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 agents;
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