



West Hill House • Riverview Road • Pangbourne

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A splendid five-bedroom modern country house situated at the far end of probably the most exclusive private no-through road, in the heart of this delightful period village

3,727 sq ft / 347 m²

Gardens & Grounds extending to: 0.46 acre/0.19 hectare
(all measurements are approximate)

Pangbourne village centre, a few minutes' walk to shops & train station • Reading 6 miles • M4 (junc 12) 5 miles • Fast trains to London Paddington (47 minutes) • Heathrow 45 minutes drive
(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





Entered by way of a long private drive from Riverview Road, the seclusion and privacy of the property is a major feature and there are pretty views over adjacent fields to the rear. This is a very light, bright, spacious house with large gardens, which enjoy the sun from the south and the west.

West Hill House has tremendous potential for rearrangement of the existing accommodation, or refurbishment/extension if so desired.

Set on high ground with a private footpath adjacent giving easy walking access to Pangbourne station with its excellent connections to Reading and Paddington, both with the Elizabeth Line. Also, within easy walking distance of the village amenities, specialist shops, restaurants, pubs, health centre and buses.

Special features:

- First floor sitting/dining room is a wonderful feature of the property. Large windows look over the rear gardens and adjacent fields, with a pair of glazed sliding doors giving access to a balcony, and an open fire
- The kitchen is fully fitted and has access to the sunny breakfast room
- The breakfast room has sliding patio doors to the balcony and wonderful views of the gardens and countryside beyond
- Principal bedroom overlooks the rear garden and fields, with a dressing room and ensuite bathroom

- There is a ground floor self-contained annexe, with a fully fitted kitchen, plumbing for dishwasher and washing machine, breakfast bar, dining area, 2 bedrooms, shower room, and a very large sitting room.
- There is an interconnecting door from the main reception hall, into the annexe area, and the annexe has its own car parking area to the side of the house and a raised graveled seating area
- Utility/boot room with plumbing for washing machine and tumble dryer, sink, fitted full length cupboards, and a door to the carport
- Study overlooks the side garden
- By the nature of its construction, many of the interior walls are not load bearing and therefore can be simply adapted to a new owner's requirement

Summary of accommodation:

Ground floor: Reception hall, 2 bedrooms, bathroom, boot/utility room, study.

Ground floor annexe: Sitting room, kitchen/breakfast/dining area, 2 bedrooms, shower room.

First floor: sitting room, dining area, snug, family/play room, kitchen, breakfast room. Principal bedroom with dressing area and ensuite bathroom.

Single garage and double car port.

Gardens: Rear gardens enjoy sun from the south and west and are mainly laid to lawn. Large terrace area with steps to the first-floor rear balcony.



Long drive gives access to a large car parking area, a double garage which is set behind a double carport.

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, library, hairdressers, riverside pubs, and restaurants. The River Thames runs through the village and has riverside meadows offering wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and the Adventure Dolphin centre offers canoeing, kayaking, SUP, and a climbing wall.

There is an excellent sporting complex open to public membership at Bradfield College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, golf, fitness centre, etc. There are plenty of golf courses nearby and the Royal Berkshire Shooting School is within easy driving distance.

Schools: Pangbourne Primary School & Pangbourne College are within easy walking distance. Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford School and Moulsoford Preparatory School are a short drive.

Bus pick up points in Pangbourne for The Downs, Cranford School, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon. Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey.

Post Code: RG8 7AU

Directions: With St James the Less Church on your right, proceed up Pangbourne Hill and turn first right into Riverview Road. Proceed to the end of Riverview Road and the drive to West Hill House will be found on the left.

Tenure: Freehold

General:

Gas central heating

Mains water, drainage, electricity and gas

High speed Gigaclear broadband connected FTTP

Water softener

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

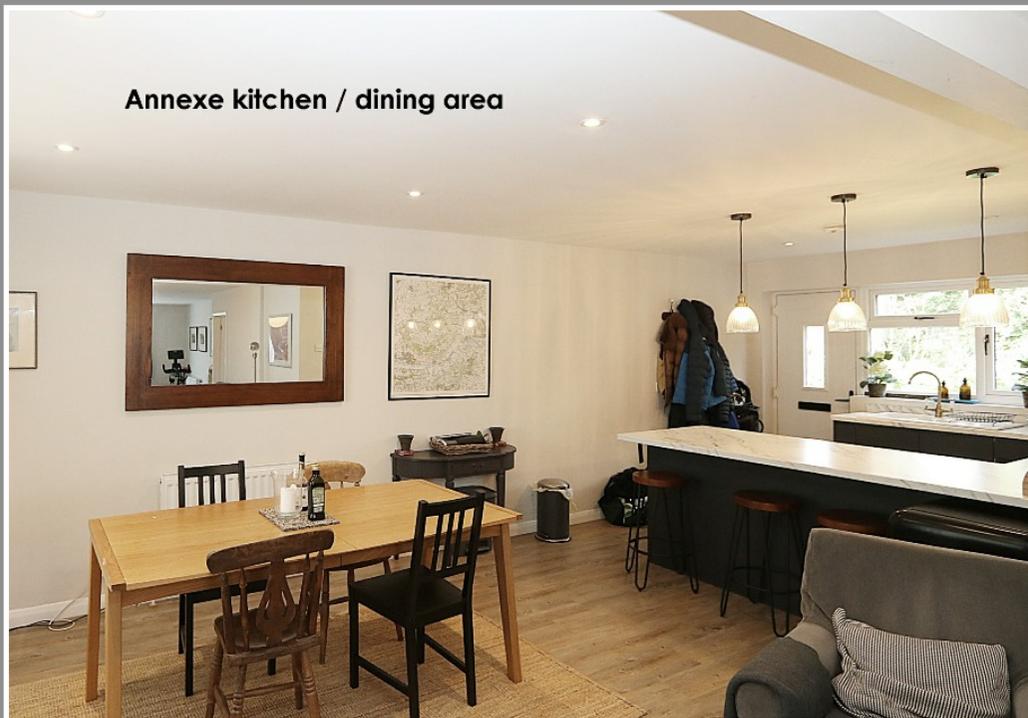
EPC Rating tbc

Council Tax Band: West Berkshire, Band G

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

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD





Approximate Gross Internal Area
3756 sq ft - 349 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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