

93 Horseshoe Road
Pangbourne • Berkshire



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- Within the heart of the village, walking distance to schools, shops, amenities and train station
- Fast trains to London Paddington (40/45 minutes) • Reading 6 miles • M4 (junc 12) 10 minute drive
- (all distances and timings are approximate)

A splendid late Victorian semi-detached 4 bedroom house. The house has recently benefited from extensive refurbishment and refitting to very high standards.

1,679 sq ft / 156 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A spacious family house in immaculate order throughout, with excellent living accommodation that is light, bright and flows beautifully.

Constructed of red clay brick with a pretty bay window, and a luxurious loft conversion with attractive Dormer windows on both sides, creating a fine master suite to the second floor.

Special features:

- Delightful kitchen/breakfast/living area with lots of light from the ceiling light windows and bi-fold doors which open onto the stone paved sun terrace and rear garden
- The Neptune kitchen is comprehensively fitted with a range of cupboard units, purpose made cutlery/pot drawers, fitted Neff washing machine, fitted Neff dishwasher, single oven, 4 ring induction hob, large fitted pantry cupboard, fitted Neff fridge and freezer, working surfaces are all in polished oak, with a peninsula breakfast bar which can seat 3. Flooring is an attractive marble flagstone, with underfloor heating
- Sitting room overlooking the front has an attractive original bay window with low level plantation shutters, a box seat, centrally positioned Victorian style mantle and fireplace, flanked by bookshelves and tv shelf
- Modern garden office is fully insulated with double glazing and power
- Reception lobby with main entrance door of solid painted timber



- Dining room with original stripped wooden flooring and a range of pine cupboards
- Main bedroom suite has a window overlooking the rear garden with pretty views, spacious dressing room and a well-fitted ensuite shower room
- Family bathroom is fitted to a very high standard with separate shower
- Party wall to the ground and second floor is sound proofed
- Replacement double glazing throughout
- Off-street car parking with EV charging point plus on street (unrestricted) car parking

Summary of accommodation: Entrance lobby, sitting room, dining room, kitchen/living room. 4 bedrooms, family bathroom, ensuite shower room to bedroom 1, garden office, timber garden store.

Garden: Rear gardens are very private, planted on both sides with flower beds and shrubs, well-maintained lawn, sun terrace. Modern garden office sitting on rear patio. Rear garden length approx. 48m x 7m. Rear access to a footpath leading to the village.

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 fine 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 Pangbourne Adventure Dolphin centre offers canoeing, kayaking, SUP and a climbing wall.

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.

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

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading which will soon offer Crossrail links to the City.

Excellent schools: Pangbourne Primary School is a short walk and offers foundation stage 1, Pangbourne College is within easy walking distance. Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are a short drive. 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.

Directions: From the offices of Dudley Singleton & Daughter turn left and at the mini roundabout turn left again.

Pass through the heart of the village, straight over the mini roundabout, looking for the second entrance of Horseshoe Road on your right (opposite the police station). turn right into this road and number 93 is a short distance along on the right.

What3words: edges.spring.degree

Post Code: RG8 7JL

Tenure: Freehold

Services: Mains electricity, gas, water and drainage. High speed fibre broadband connected. Water softener fitted. EV charging point. Recently installed new Worcester Bosch gas boiler.

EPC Rating: D

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

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





Dudley
**Singleton
& Daughter**
The Country Agent



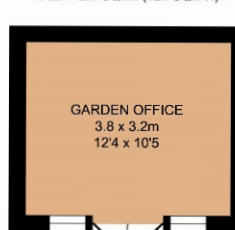
GROUND FLOOR APPROX. FLOOR AREA 68.0 SQ.M. (732 SQ.FT.)



GARDEN STORE APPROX. FLOOR AREA 5.0 SQ.M. (54 SQ.FT.)



GARDEN OFFICE APPROX. FLOOR AREA 12.0 SQ.M. (129 SQ.FT.)



SECOND FLOOR APPROX. FLOOR AREA 43.0 SQ.M. (463 SQ.FT.)



SECOND FLOOR APPROX. FLOOR AREA 28.0 SQ.M. (301 SQ.FT.)



TOTAL APPROX. FLOOR AREA 156.0 SQ.M. (1679 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

Summer photo



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

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