



Winterbourne House • Cedar Drive • Pangbourne



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An attractive 5 bedroom modern country house situated on Cedar Drive, which has long been noted as one of the most sought after and exclusive no-through roads in Pangbourne.

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)

2,871 sq ft / 267 m²
Gardens & Grounds: 0.3 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





An attractive 5 bedroom detached modern country house situated on Cedar Drive, which has long been noted as one of the most sought after and exclusive no-through roads in Pangbourne, within easy walking distance of the village centre and station.

Winterbourne House was built to very high standards by the present owner some 30 years ago, and is offered to the market for the first time. This is a first-class family house with large windows giving lots of light, and a wonderful flow of accommodation.

The property enjoys a peaceful, secluded, and secure location in spacious gardens, and has been well-maintained. The décor is simple and elegant and the bathrooms have all been updated of recent times, with good quality fittings.

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

Special features:

- The accommodation is very flexible with 2 bedrooms on the ground floor, one with a bathroom and shower, one with an ensuite shower room
- Sitting room overlooking the rear gardens has an open fireplace and has sliding doors opening onto the terrace and rear gardens
- Kitchen is fully fitted with an extensive range of cupboards, Siemens electric oven, fitted fridge, fitted Panasonic microwave, a seating area to hold a breakfast table and sliding doors opening onto the terrace and rear gardens. It would be simple to extend the kitchen/breakfast room into one of the adjoining rooms

- All 5 bedrooms are doubles. One is extremely large and presently used as a study/sitting room but could make a fabulous principal bedroom
- The principal bedroom lies over the downstairs cloakroom, so introducing an ensuite would not be difficult
- Pretty views from all the windows
- Large utility/laundry room, well fitted and includes a Bosch and Beko washing machine and tumble dryer with cupboards, sink, free standing Zanussi freezer and Hotpoint fridge, and door to garage
- Large double garage with windows overlooking the garden and electric double doors
- Primary double glazing and high insulation throughout

Summary of accommodation:

Ground floor; Reception hall, cloakroom, dining room, sitting room, kitchen/breakfast room, utility room, 2 bedrooms, 2 ensuite bath/shower rooms.

Large attached double garage

First floor; three bedrooms, family bathroom with shower and bath

Gardens: High hedges seclude the front boundary and the gardens surround the property. There is a raised terrace overlooking the rear gardens, which is a natural sun trap and perfect for summer entertaining. There are large well-maintained lawns with many specimen trees to include a Catalpa, a rare Indian bean tree which flowers in July. A brick laid forecourt provides lots of parking, and access to the double garage.

Gardens & Grounds extending to 0.3 acre (approx.)



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, as well as buses to all local areas. Waitrose can be found approx. 3 miles away at Tilehurst.

Excellent schools: Winterbourne House is located within easy reach of a number of fine schools; Pangbourne College, Bradfield College and St Andrew's Preparatory School are within easy driving distance, as are The Oratory School, Downe House, Cranford House and Moulsoford 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 the offices of Singleton & Daughter turn left, proceed over the mini roundabout passing The Elephant and Cross Keys pub. A short way down Tidmarsh Road, turn right into Flowers Hill, and then left into Cedar Drive and the property is the first on the left.

What3words: wrong.jigsaws.opposites

Post Code: RG8 7BH

Tenure: Freehold

Services: Mains water and drainage, electricity, gas. High speed broadband connected. New gas boiler installed 2022. Alarm.

EPC Rating: D

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

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





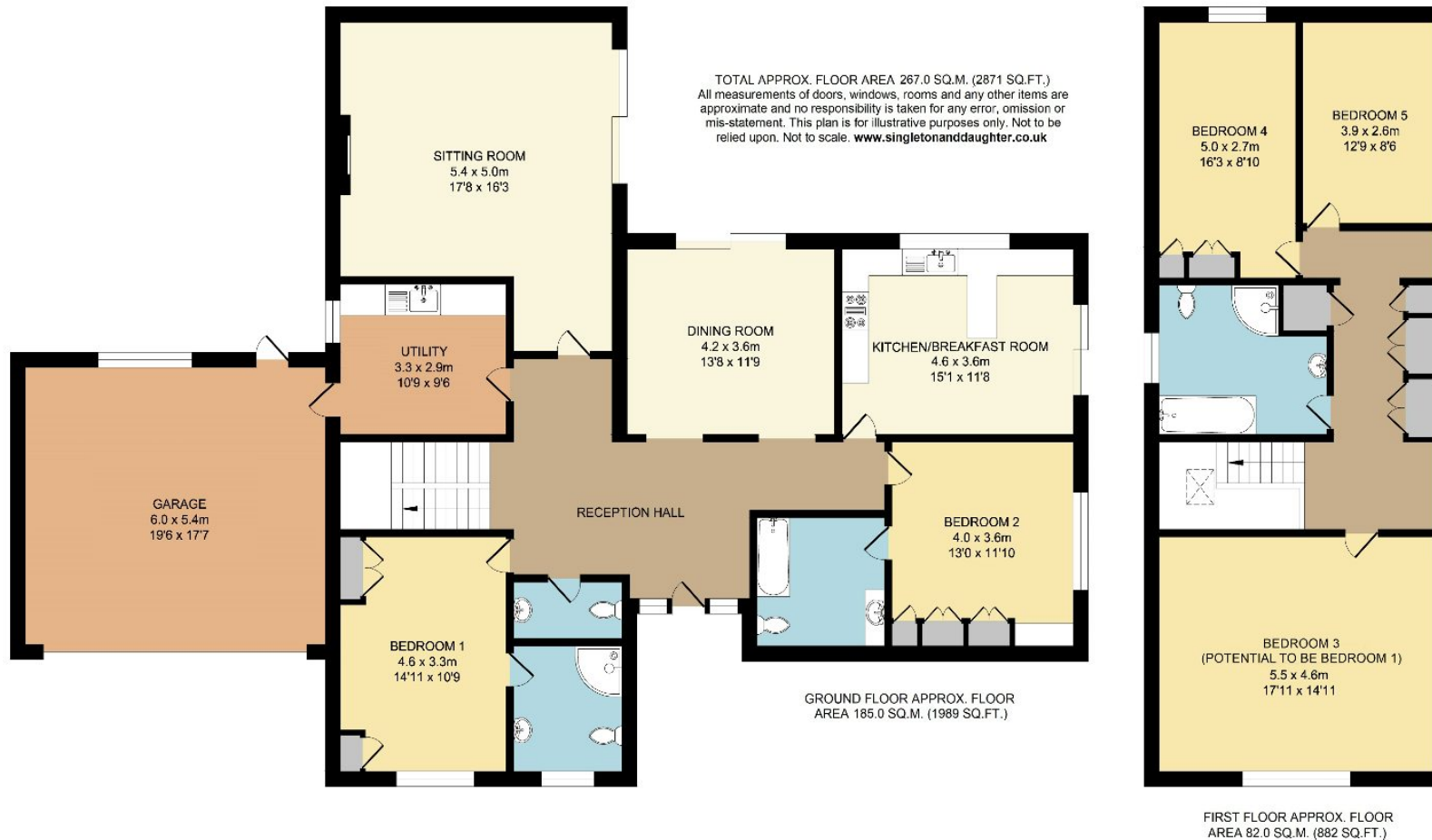
Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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The Country Agent