

The Boat House



The Boat House • Shooters Hill • Pangbourne



# The Boat House • 4 Shooters Hill • Pangbourne

Pangbourne village centre, a few minutes' walk to shops & train station • Fast trains to London Paddington (47 minutes) • Reading 6 miles

• M4 (junc 12) 5 miles • Heathrow 45 mins drive  
(all distances/timings approximate)

A wonderful opportunity to acquire a unique detached 4 bedroom riverside house of immense character. Created many years ago from a Victorian boathouse, with a 34 ft Thames mooring, the property has been luxuriously restored and refurbished of recent times.

Enjoying undeniably magnificent views across the river, the lock, weir pool to unspoilt countryside beyond.

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3,919 sq ft / 364 m<sup>2</sup>

(all measurements are approximate)

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Your attention is drawn to the important notice on page 7







Dudley  
**Singleton  
& Daughter**  
The Country Agent





Constructed on 3 floors, with a balcony and riverside terrace taking full advantage of the wonderful location and views. There is an indoor pool, hot tub, gym, and a fabulous cinema room.

The property was owned at one time by the internationally famous musician **Jimmy Page of Led Zeppelin.**

Set within the heart of the village, within easy level walking distance of the specialist shops, pubs, restaurants, health centre, and station.

#### Special features:

- The kitchen/dining/living area is the hub of the house. The extensive windows and bi-fold doors provide masses of natural light to this area and give access to a wide balcony overlooking the Thames and beyond
- A superb cinema room is professionally fitted with a 3m screen, 2k projector and 10 luxury leather reclining armchairs. The room is sound proofed and fully air conditioned
- Lower ground floor has a large decked terrace, with bi-fold doors opening from the pool room, wonderful for summer entertaining, with spectacular river views
- Heated pool is 16ft long, with a power connection to turn it into a fitness pool with exercise flow. The pool has an Ocea electric slatted safety cover
- The pool area has a gym, steam room, hot tub, shower room, utility room, a well-fitted bar/kitchen, and an integrated audio speaker system

- Bar/kitchen has a 4-ring ceramic hob, electric oven, extractor, fridge and wine cooler, range of cupboards and drawers, sink unit, working surfaces and a breakfast bar with 4 chairs
- Ground floor kitchen is fully fitted with an extensive range of low-level cupboards and drawers, polished granite working surfaces, Rangemaster Classic cooking range, 5 ring gas hob, a pair of electric hobs, Rangemaster extractor, fitted Siemens dishwasher, free standing American style fridge freezer dispensing cold water and ice. Island preparation table/breakfast bar with cupboards under
- The sitting room area has a wood burning stove
- There is planning permission to put in a staircase from the first-floor landing, to convert the large loft area, which has previously been used as a child's bedroom and has windows in place
- Studio/orangery is air conditioned with bi-fold doors opening onto a front courtyard with steps leading up to the parking area
- Pretty archway gated entrance to forecourt leading to the front entrance which is flanked by a small putting green, decked area with flower beds and small greenhouse
- First class study with windows overlooking the front
- On the ground floor, the 4<sup>th</sup> bedroom is currently used as a study, and has an adjacent shower room
- 4 camera integrated CCTV system
- Bedroom 1 with windows directly overlooking the river, ensuite bathroom with Victorian style tub, twin glass bowl washbasins and a door to a large walk-in wardrobe with extensive cupboards, drawers and dressing area





- Polished oak planked flooring throughout the ground floor, and limestone flagged floor to the pool area. Staircase and landings are in oak

#### Summary of accommodation:

**Ground floor:** Reception hall, kitchen/dining/living room, study, bedroom 4/second study, shower room.

**Lower ground floor:** Luxury cinema room, heated 16ft pool, gym area, hot tub, steam room, fitted bar/kitchen, shower room/cloakroom, utility room, fully fitted orangery/studio.

**First floor:** 3 double bedrooms, ensuite and dressing room to bedroom 1, cloakroom.

**Outside space:** 34ft mooring. Wide balcony accessed from the ground floor sitting room/kitchen. Large decked terrace accessed from the pool room providing an excellent summer dining area.

Front garden area is fenced and gated, with a raised deck area, greenhouse, raised flowerbeds, herb garden, log store, and small putting green. Secure entrance gate from front parking area.

**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. 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.

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.

**Schools:** The Boat House is located within easy reach of a number of fine schools. Pangbourne College has a school bus pick up nearby; Bradfield College and St Andrew's Preparatory School are within easy driving distance, as are 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 school in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey. Whitchurch Primary and Pangbourne Primary School are within walking distance.

**Directions:** From the offices of Dudley Singleton and Daughter turn right and proceed under the railway bridge passing The Swan public house and The Boat House is on the right-hand side.

**What3words:** overhead.spire.cars

**Post Code:** RG8 7DU

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

**Tenure:** Freehold

**EPC Rating:** E

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

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







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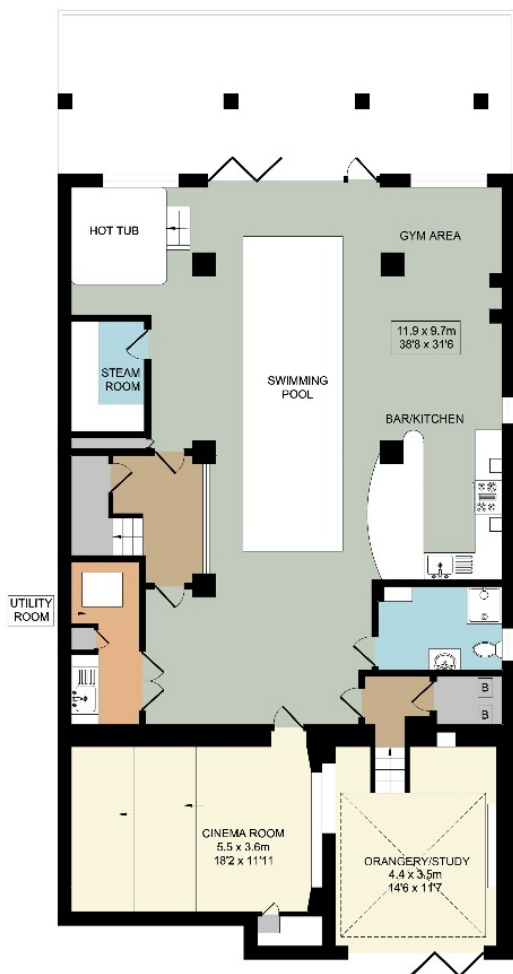
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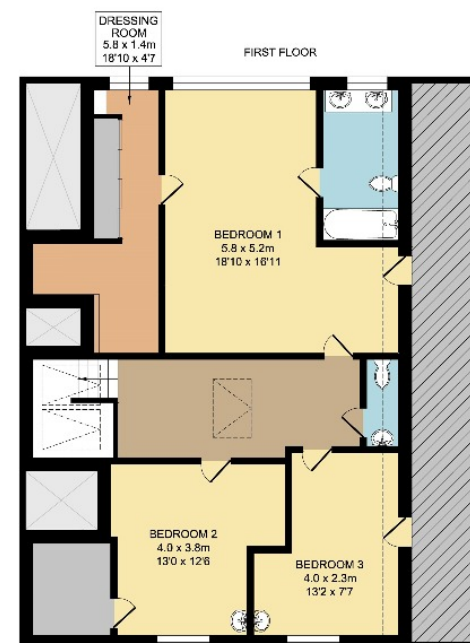
LOWER GROUND FLOOR



GROUND FLOOR

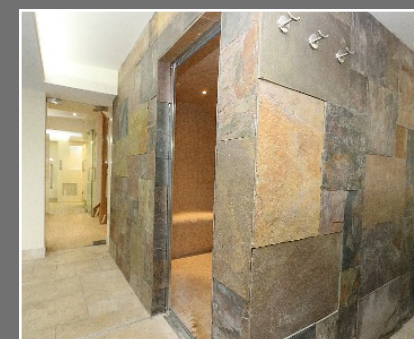


FIRST FLOOR



TOTAL APPROX. FLOOR AREA 364.0 SQ.M. (3919 SQ.FT.)

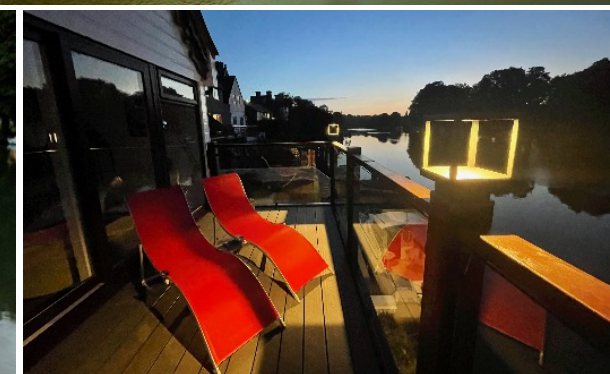
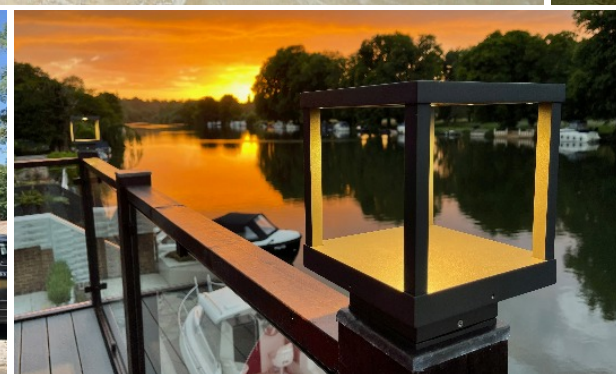
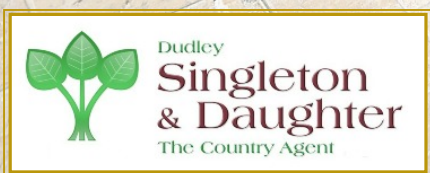
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



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