



Dudley
**Singleton
& Daughter**
The Country Agent



Woodside • Courtlands Hill • Pangbourne

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Pangbourne village centre, a few minutes' walk to shops & train station • Fast trains to London Paddington (47 minutes) • Reading 6 miles • M4 (junc 12) 4 miles • Heathrow 45 mins drive (all distances/timings approximate)

A distinguished, detached modern 5 bedroom house. Situated within easy walking distance of the village centre with all of its wonderful amenities and station.

3,401 sq ft / 316 m²
Gardens & Grounds extending to 0.35 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Woodside is a splendid family house in immaculate order throughout, with a wonderful flow of accommodation. The extensive gardens have been landscaped to a very high standard, and to the rear the high hedges and fencing give privacy and seclusion.

Entered from an exclusive tree-lined private road, with an imposing in and out driveway with wide frontage, and set in a very peaceful location, on high ground.

Courtlands Hill has long been known as one of the most important private roads within Pangbourne, a Thames-side village renowned as one of the prettiest in this part of the world.

Within easy walking distance of riverside pubs and restaurants, the River Thames, a highly regarded primary school, church, specialist shops, amenities and a station with fast commuter links to London Paddington, Reading with Crossrail services, and Oxford.

Special features:

- Kitchen/breakfast room is large and well fitted with an extensive range of Mark Wilkinson bespoke units. A Britannia 2 oven cooking range with 4 ring ceramic hob and extractor, fitted Miele microwave, fitted Miele dishwasher, pantry unit, and integrated Amana American style fridge freezer. Working surfaces are in highly polished granite, and there is a fitted breakfast table which could seat 6



- Spacious drawing room with a large bay window overlooking the pretty rear gardens and an imposing brick constructed fireplace with large open log fire and alcoves on both sides for log storage. Polished oak flooring and sliding patio doors give access to the covered terrace and gardens
- The dining room overlooks the rear garden and is very spacious
- Family room has sliding patio doors accessing the covered veranda and pergola, with plenty of room for summer dining
- Galleried landing with vaulted ceiling directly overlooks the family room, and is an imposing major feature of this outstanding property
- Spacious study
- Utility room with cupboard and drawer units matching the kitchen. Sink, hardwood working surfaces, and cupboard with washing machine and tumble dryer
- All the bedrooms are double
- Bedroom 1 suite is spacious, with built in wardrobes, well-fitted ensuite bathroom with separate shower. Bedrooms 2 and 3 have fitted wardrobes and ensuite bathrooms
- All the bathrooms including the cloakroom are of high quality
- Integrated double garage, with electric hardwood up and over doors, a range of fitted cupboards and stainless-steel sink. Accessed from the inner hall of the property
- Windows throughout the property are hardwood primary double glazed



Summary of accommodation: reception hall, inner hall, family room, drawing room, study, cloakroom, dining room, kitchen/breakfast room, 5 bedrooms, 4 bathrooms.

Gardens: The front garden has well maintained lawns, an in and out driveway, and plenty of room for parking. The rear garden is south facing and landscaped to a very high standard with well-maintained lawns, a rockery, ornamental pond and fountain, expensive Crane octagonal summer house with electric and power, and has been used as a home office, Wendy House, chicken house with run, cedar constructed garden store/potting shed. Large patio with access from both the sitting room, family room and kitchen. Part covered terrace, gazebo with trained grapevine, separate area for summer dining. Access from both sides of the property. Double integrated garage.

Gardens & Grounds extending to 0.35 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. Waitrose can be found in Tilehurst, approx. 3 miles away.

Excellent schools: Woodside is located within easy reach of a number of fine schools and Pangbourne College is within walking distance. Just a short drive are; Bradfield College, St Andrew's Prep, Brockhurst & Marlston House Schools, 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 a short train journey. Pangbourne Primary School has foundation stage 1.

Directions: From the offices of Dudley 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 Courtlands Hill, and Woodside is the 5th house on the left.

What3words: thinker.waddle.treetop **Post Code:** RG8 7BE

Tenure: Freehold

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

EPC Rating: D

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

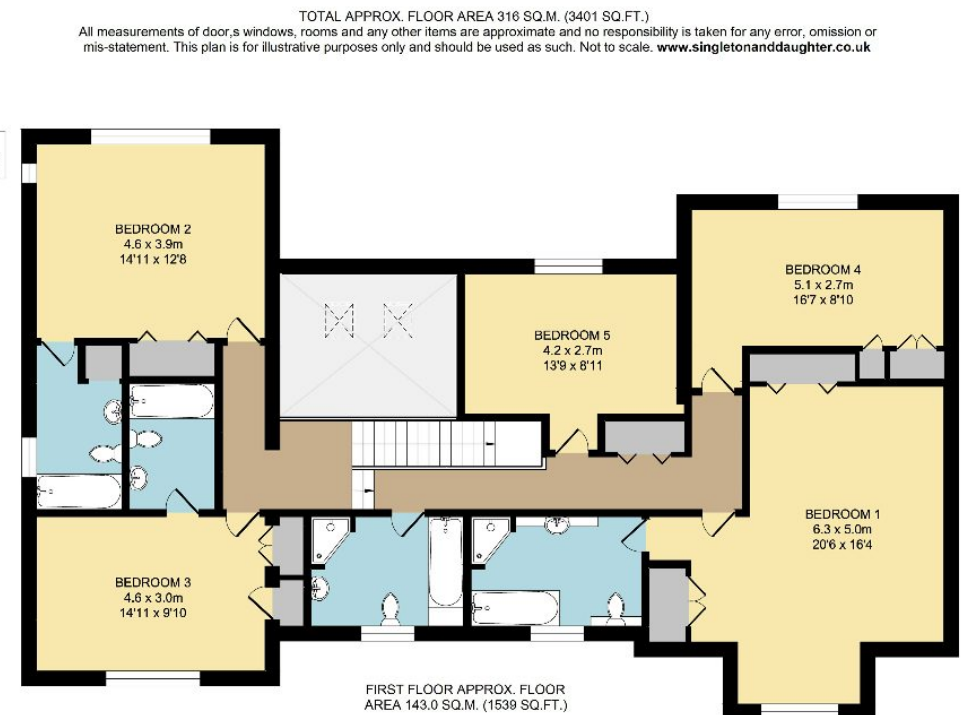
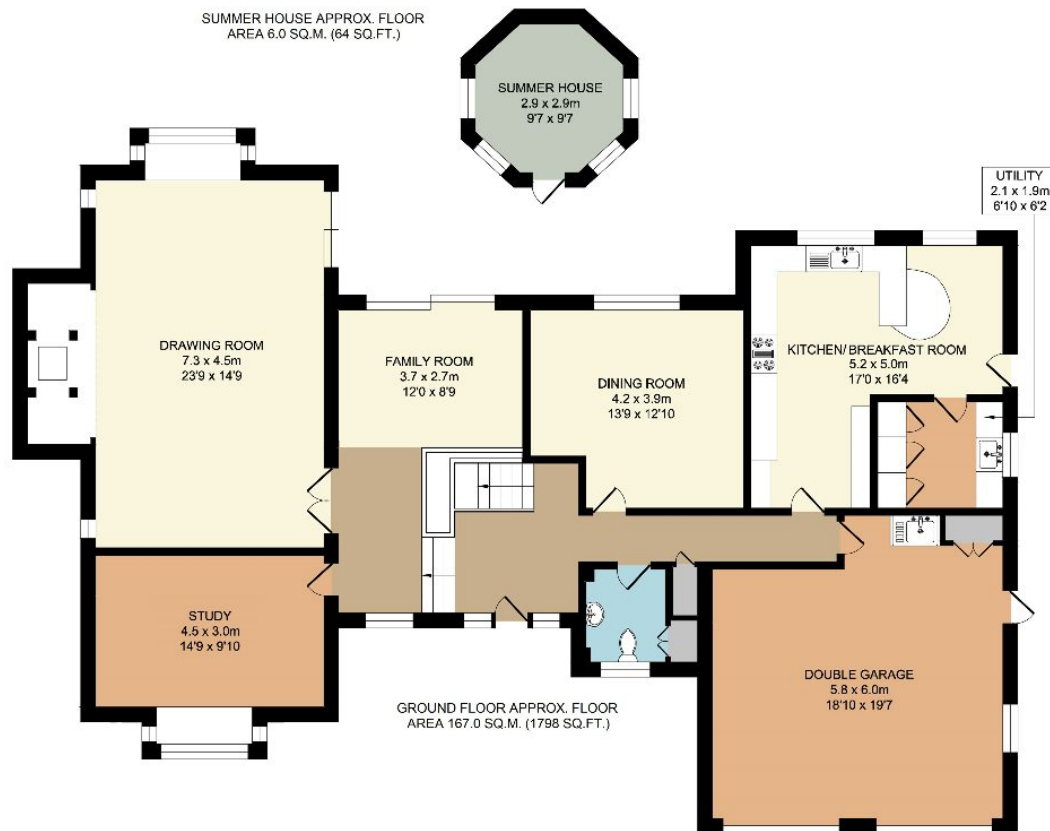
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





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

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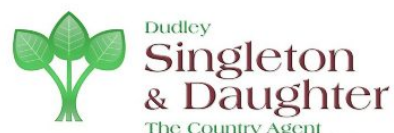
IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.



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