



25 Reading Road • Pangbourne • Berkshire

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Easy walking distance to station, shops and schools.
Reading 6 miles, M4 (junc 12) 10 minutes' drive
(all distances and timings are approximate)

926 sq ft / 86 m²
(all measurements are approximate)

An attractive and spacious semi-detached 3 bedroom house. Constructed in 2004 in a pretty Edwardian style, by the highly regarded Hicks Development, and situated within the heart of this famous Thameside village.

Within easy walking distance to the village primary school, a fabulous selection of specialist shops, health centre, pubs, and restaurants. The station is a 5-minute walk and gives fast commuter links to London Paddington, Oxford and Reading. The nearby playing fields and riverside meadows offer wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre for canoeing, kayaking, SUP tuition and a climbing wall.

Special features:

- Fully fitted kitchen with washing machine, dishwasher, electric oven, gas hob, room for fridge and tumble dryer. Plenty of room for a breakfast/dining table
- Sitting room located to the rear, with windows and French doors overlooking the pretty courtyard garden, ornamental coal effect gas fire
- Spacious hall with access to cloakroom and storage cupboard
- First floor bedroom 1 is spacious and located to the rear, with ensuite shower room and fitted wardrobes
- Landing has an airing cupboard with pressurised hot water system
- Bolted door gives access to the rear tandem car parking area
- Electrically operated remote-controlled wrought iron gates to the parking area, with a gate giving access into the private courtyard garden
- Allocated & numbered parking
- Gas fired boiler

Summary of accommodation: reception hall, cloakroom, kitchen/breakfast room, sitting room, 3 bedrooms, family bathroom and ensuite shower room.

Gardens: Courtyard garden planted with shrubs and paved for summer dining, also small garden store.

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.

Pangbourne offers superb transport links with a fast train service to Oxford, Reading and London Paddington with the Elizabeth Line giving fast 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 Moultsford Preparatory School are a short drive.

Directions: From the offices of Dudley Singleton & Daughter turn left and at the mini roundabout turn left again. Proceed through the heart of the village, straight over the mini roundabout, opposite the Londis convenience store on your right, turn left into Pangbourne Place.

What3words: glitz.unwind.existence **Post Code:** RG8 7LR

Tenure: Freehold

Annual Service charge payable to Pangbourne Place Management Company £649.70

Should you proceed with the purchase of the property these details must be verified by a solicitor.

Services: Mains water, gas, electricity & drainage. Gas fired boiler located in kitchen.

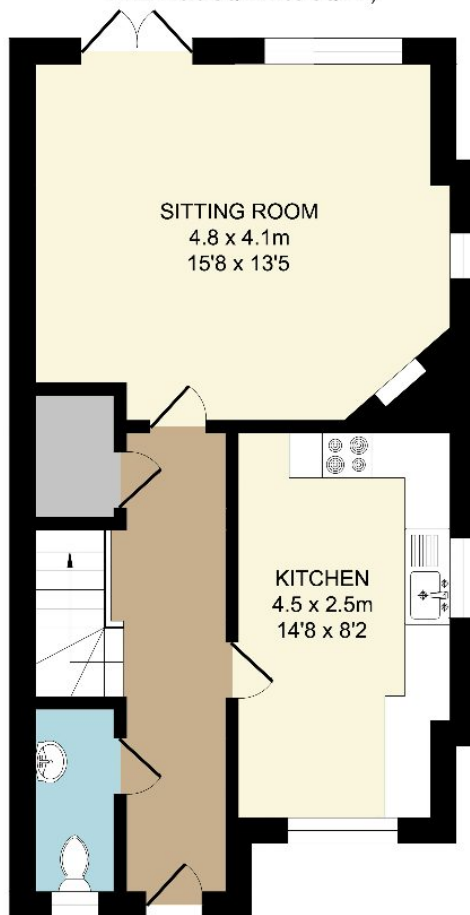
EPC Rating: C

Local Authority & Council Tax Band: West Berks, Band D

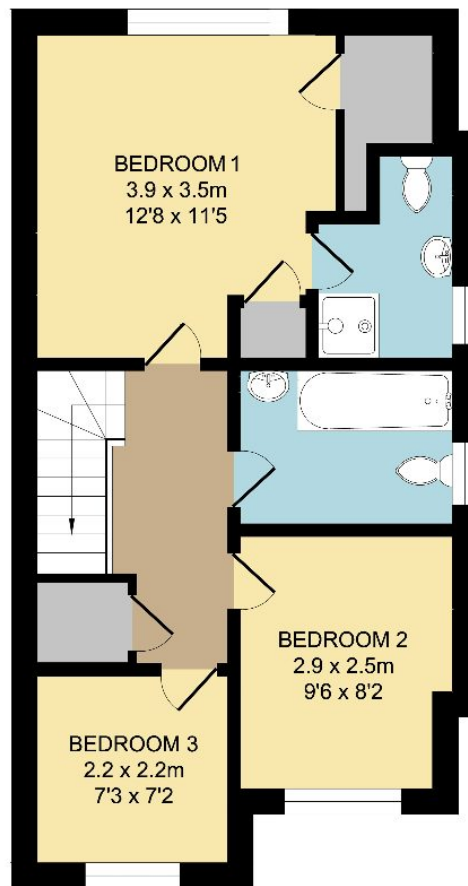
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



GROUND FLOOR APPROX. FLOOR
AREA 43.0 SQ.M. 463 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 43.0 SQ.M. 463 SQ.FT.)



TOTAL APPROX. FLOOR AREA 86.0 SQ.M. (926 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

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

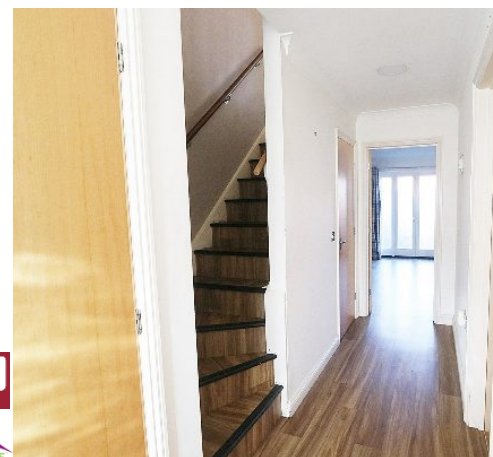
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