



## 49 St James Close • Pangbourne • Berkshire

A modern, three-bedroom detached house, situated in the centre of the village, within easy walking distance of all the villages wonderful amenities.  
Offering lots of potential for further extension and reconfiguration, subject to LAPP.

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1,539 sq ft / 143 m<sup>2</sup>  
(all measurements are approximate)

2 minutes' walk to shops & train station • Reading 6 miles • M4 (junc. 12) 5 miles • Heathrow 45 minutes' drive  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7





An attractive, modern, three-bedroom detached house, occupying a spacious corner position in the centre of the village, within easy walking distance of all the villages wonderful amenities.

The property would benefit from some modernisation and has lots of potential for further extension and reconfiguration, subject to LAPP.

Substantially constructed of old stock London brick, with a well-maintained large front garden, and rear gardens mainly laid to lawn with lots of privacy afforded by high hedges.

Easy walking distance to the village primary school, a fabulous selection of specialist shops, supermarket, health centre, pubs, and restaurants, and the River Thames. The station is a 1-minute walk, and gives fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both.

#### Special features:

- The property has been owned by the vendors for many years and has the original polished woodblock flooring in the reception hall, sitting room and dining room
- Fully fitted kitchen with breakfast table, AEG ovens, ceramic hob, window overlooking the rear garden



- The sitting room has an open fire
- Dining room has sliding double glazed patio doors, giving access to the conservatory
- The conservatory has French doors to the rear gardens
- All the bedrooms are doubles
- Utility room with room for a washing machine and tumble dryer, with door to the outside, and to the garage
- Single integral garage has electrically operated roll up door, and the potential for conversion above it to create another bedroom and another bathroom if required (subject to LAPP)

**Summary of accommodation:** Reception hall, sitting room, dining room, kitchen/ breakfast room, conservatory, utility room, cloakroom, three bedrooms, bathroom, separate WC. Single integral garage.

**Garden:** Large front garden with lawn, mature shrubs and trees. Vehicular access to the garage. Side entrance leading to the rear and two small garden stores. The rear garden is approximately 45' x 47', mainly laid to lawn with high hedges giving privacy. A further area to the side has been used as a small vegetable garden.



**Local facilities:** Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, 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.

Waitrose can be found in Tilehurst, approx. 3 miles away.

Pangbourne offers superb transport links with fast train services, which include the Elizabeth Line at Reading and Paddington, and east via the City and Canary Wharf.

**Schools:** Within easy walking distance of Pangbourne College, and Pangbourne Primary School which offers foundation stage 1.

Just a short drive away are Bradfield College, St Andrew's Prep, Brockhurst & Marlston House, The Oratory, Downe House, Cranford School and Moulsoford Preparatory School.

There are bus pick up points in Pangbourne for many schools, including The Downs, Cranford School, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon. Reading School for boys and Kendrick School for girls are easily accessible by a short train journey.

**Post Code: RG8 7AP**

**Tenure:** Freehold

**General:**

Gas central heating, Vaillant boiler in utility room

Mains electricity, gas, water and drainage

Broadband connected FTTC, but not in use

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**EPC Rating:** E

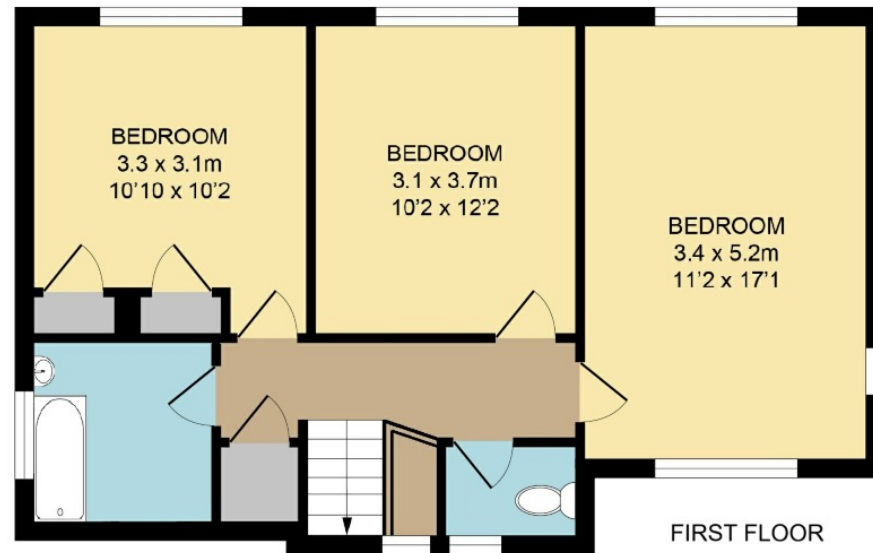
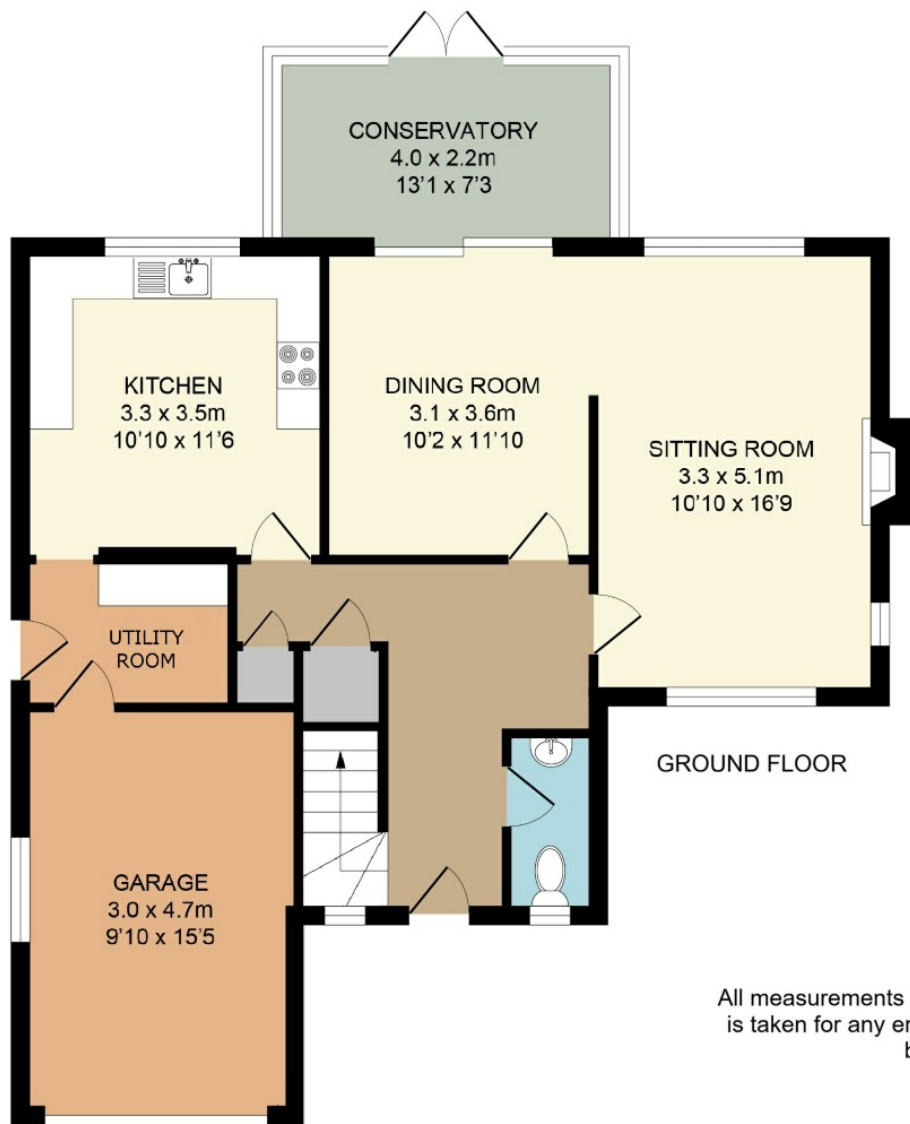
**Council Tax Band:** West Berkshire, Band F

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



Dudley  
**Singleton  
& Daughter**  
The Country Agent





TOTAL APPROX. FLOOR AREA 143.0 SQ.M. (1539 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)



**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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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