



Front door  
to No 4



Dudley  
**Singleton  
& Daughter**  
The Country Agent



4 West View • Aston Close • Pangbourne

## 4 West View • Aston Close • Pangbourne

A well-fitted, spacious, 2-bedroom maisonette set in a peaceful no-through road in the centre of Pangbourne.

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674 sq ft / 63 m<sup>2</sup>

(all measurements are approximate)

Level easy walk to village centre, shops and station • Reading 6 miles • M4 (junc 12) 10 minutes  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7





A well-fitted, spacious, 2-bedroom maisonette set in a peaceful no-through road in the centre of Pangbourne. This first-floor property is just a few minutes level walk to the village centre.

The maisonette benefits from its own private garden with lots of mature plants, trees, seating area for table, chairs and a BBQ. The property has its own entrance hall, and allocated parking at the front of the property. Unlike many properties today, this has a separate kitchen to the living/dining area.

Within easy level walking distance of the village centre with its specialist shops, pubs, restaurants, health centre, hair salons, mini supermarket, amenities, buses, and River Thames.

The station is a 5 minutes' walk, and gives fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both.

### Special features:

- Quiet location in a no-through close
- Well-fitted kitchen with washing machine/dryer, gas hob, electric oven, extractor, gas boiler, free standing fridge freezer, lots of cupboards and drawers and a large window
- Excellent letting potential
- Private garden with shed
- Large sitting room with dining area. Lots of space for large sofas, dining table and chairs

- Bedroom 1 has fitted wardrobes
- Landing with room for a desk by a window – perfect for home working
- Large ground floor entrance area, with lots of room for coats, shoes, buggy, etc
- Spacious airing cupboard providing excellent storage
- Double glazing throughout

**Summary of accommodation:** Spacious sitting room with dining area, kitchen, 2 bedrooms, bathroom, large airing cupboard, loft storage.

**Gardens:** Pretty, secluded and private garden. Lots of space for table and chairs, BBQ area, shed, pond, borders with mature shrubs and trees. Allocated off-road parking.

**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. Easy walk to the River Thames with meadows, children's playground, football pitch, tennis court and club, and bowling green.

Beale Wildlife Park & Gardens is a mile up the road, near to Basildon Park, a National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

**Schools:** Within easy walking distance of Pangbourne Primary School, which has foundation stage 1. Catchment for many local secondary schools.



**Directions:** Proceed through Pangbourne village, passing Collins hardware store/Post Office on your right. Turn first right into Horseshoe Road. Take the 3<sup>rd</sup> right into Woodview Road.

At the T-junction turn right into Kennedy Drive, and then right into Grahame Avenue, turn right into Aston Close, where the property will be found at the end, in the left-hand corner. A footpath also leads to West View directly from the village centre.

**Post Code:** RG8 7LQ

**Tenure:** Share of freehold. Lease term expires 2200 - therefore 174 years remaining. Shared building insurance: £193 annual payment for this property in 2025. Should you proceed with the purchase of the property these details must be verified by a solicitor.

#### **General**

Mains water, electricity, gas and drainage.  
Broadband FTTC

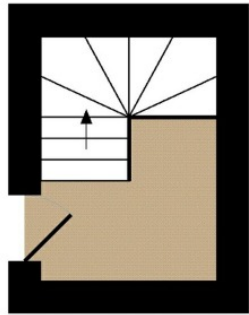
**EPC Rating:** D

**Council Tax Band:** West Berkshire, Band B.

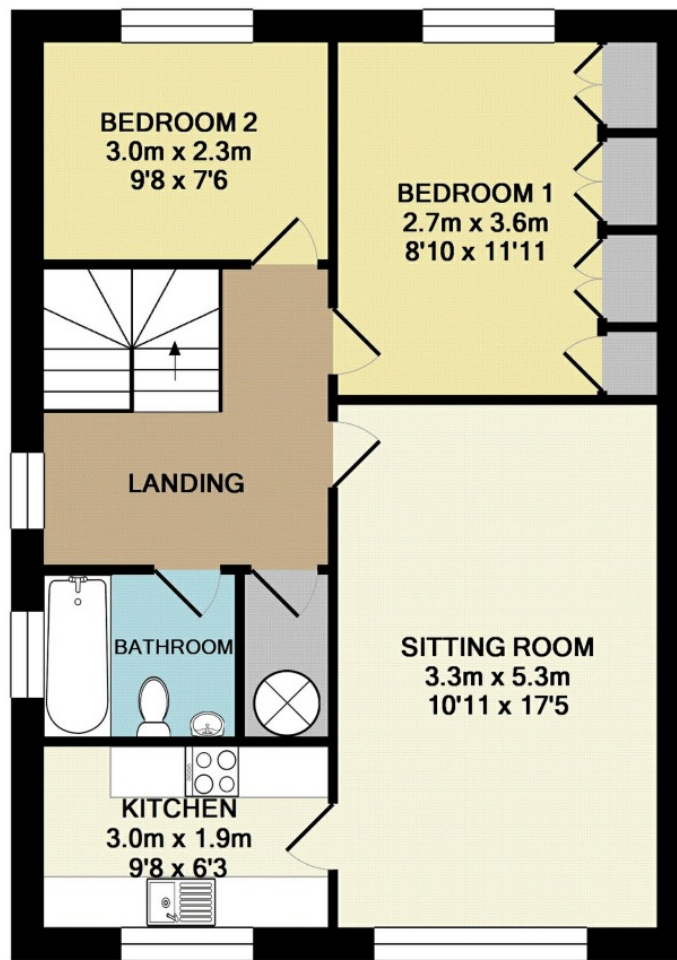
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.







**GROUND FLOOR  
ENTRANCE**



**TOTAL APPROX. FLOOR AREA 62.6 SQ.M. (674 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. Produced for Singleton & Daughter

**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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