



1 Croft Drive • Bere Court Road • Pangbourne

A splendid 6-bedroom detached country house, constructed in 2014 to the highest standards and specifications. Situated amongst woodland on land once owned by Pangbourne College, this is a spacious and luxuriously fitted family home, in an exceptional location. Croft Drive is noted to be one of the most exclusive small developments in Pangbourne and is accessed via its private gated road just off Bere Court Road.

4,486 sq ft / 417 m²

(all measurements are approximate)

0.8 miles from Pangbourne village centre and station • M4 (junc. 12) 4 miles • Reading 7 miles
(all distances are approximate)

Your attention is drawn to the important notice on page 7





The property is within walking distance of Pangbourne village, with its fine selection of specialist shops, schools, pubs, restaurants, and the River Thames. The train station offers fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both.

Special features:

- Marvellous open plan kitchen/breakfast room and living room, each with a set of French doors opening onto the rear terrace and gardens, making for a great entertaining space
- The kitchen is fitted with wide polished work surfaces, integrated Siemens appliances, including a fridge freezer, double ovens, induction hob and dishwasher
- Drawing room is very generously proportioned, approximately 25 foot long, with French doors opening onto the rear sun terrace, with an open fireplace fitted with multi-fuel burning stove
- Principal bedroom is very large, with a bay window overlooking the rear garden. With a separate dressing area with wardrobes, and a large ensuite bathroom with separate shower
- Beautiful bathrooms throughout with Hansgrohe luxury fittings
- There is the potential for part of the house to be used as a self-contained annexe; the ground floor lobby/boot room with external entrance, and the staircase up to a large landing and bedroom 6/home office, with ensuite shower room

- Utility room has cupboards, working surfaces sink and plumbing for washing machine and tumble dryer
- Large reception hall, and large galleried landing, both with windows overlooking the front garden
- Very large sash windows throughout the property giving lots of light
- High level of insulation throughout
- The central heating is underfloor on both floors

Note. A separate area of garden is currently leased and is transferable.

Summary of accommodation: Reception hall, drawing room, kitchen/breakfast room with living/family room, dining room, study, utility room, boot room, Principal bedroom with dressing area and ensuite bathroom, 5 further double bedrooms, 2 with ensuite shower rooms and a family bathroom. Integrated double garage.

Gardens: The gardens have been landscaped with love and care, enclosed by parkland fencing, with mature hedges and trees. Mainly laid to lawn, the rear garden has several flower beds and herbaceous borders, with a large terrace for summer dining.

Ample private parking, which gives access to the integral double garage, presently used mainly for storage with remote control electrically operated doors.

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, stand up paddle boarding, 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 fast train services, which include the Elizabeth Line at Reading and Paddington, and east via the City and Canary Wharf. Waitrose can be found in Tilehurst, approx. 3 miles away.

Schools: Located within walking distance of Pangbourne College, and a mile from 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 Moulford 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 8AN

Tenure: Freehold

Management charge covers; access driveway, associated edge land (driveway edge), entrance gates. £1,200 per annum.

General:

Central heating is by air source heat pump

Mains water, drainage, and electricity

Gigaclear high speed broadband FTTP

Provision for EV charger installation

Pressurised water system throughout

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

EPC Rating: tbc

Council Tax Band: West Berkshire, Band H

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





Approximate Gross Internal Area 4486 sq ft - 417 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,
No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

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Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.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.





Dudley
**Singleton
& Daughter**
The Country Agent



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

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