



Church Cottage • Pangbourne • Berkshire



# Church Cottage, Pangbourne, Berkshire

A charming 4 bedroom detached 18<sup>th</sup> century period cottage, with some later additions.

**Once the home of Kenneth Grahame, the famed author of *Wind in the Willows*, who lived here for the last 8 years of his life.**

Generations of children have grown up with the adventures of Ratty and Moley messing about on the river, protected from the wild wood on the hill by Badger, and the infamous Toad of Toad Hall.

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Total: 4,444 sq ft / 413 m<sup>2</sup>

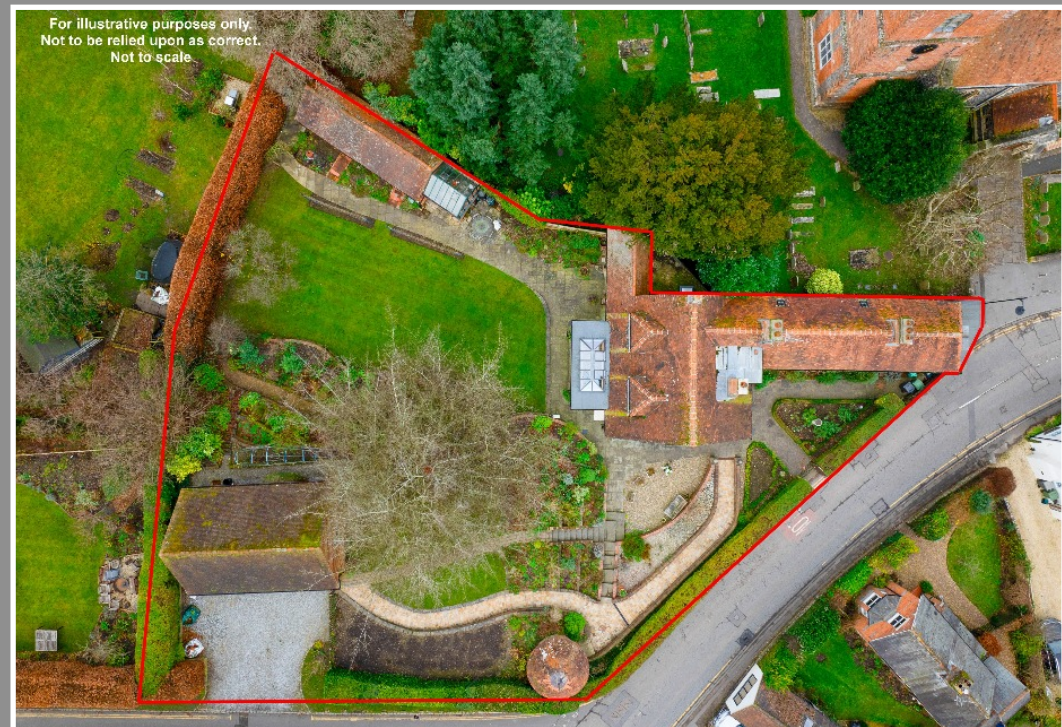
(all measurements are approximate)

Heart of the village • Easy level walking to shops, amenities & station • Reading 5 miles • M4 (junc 12) 5 miles

(all distances are approximate)

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Your attention is drawn to the important notice on page 7









Church Cottage is situated in the centre of this pretty Thameside village, and set in very beautiful landscaped gardens, which include a useful bothy/office, and the 18<sup>th</sup> century lock up village jail.

Within easy level walking distance of the specialist shops, pubs, restaurants, health centre, hair salons, mini supermarket, amenities, and station.

The property, which is Grade II listed, has been the subject of continuous restoration and improvement over the years and is in splendid order throughout. Recent modernisation to very high standards include the kitchen, bathrooms, and the addition of a fine oak garden room. Yet the property retains all of the best of the period features, and the charm associated with an historic house overlooking the ancient church of St James the Less.

#### Special features:

- Stunning landscaped gardens are a beauty to behold in every season
- Pretty lock up/jail, where the village drunks would be incarcerated for the night in case they got out of order, and the magistrate would let them out in the morning for a payment of say a farthing. Just in front of the lock up is a mosaic laid into the path, depicting Mr Toad holding the keys
- The lock up has also been a Dovecote, with a conical roof surmounted by a weather vane depicting a cockerel inscribed underneath "Vigilante"
- Oak garden room has oak bi-fold doors opening onto the gardens. With underfloor heating, an oak sky lantern and primary double glazing; this is a wonderful room



- Drawing room with pretty bay window, oak panelling, bookcases, and wood burner
- Kitchen/breakfast room is well fitted with an AGA Mercury cooking range and additional Neff steam oven. Pretty window overlooking the church, and windows overlooking the garden. Large walk-in pantry, underfloor heating, secondary double-glazed windows. door to area next to the church, useful for dropping off shopping
- Dining room has a fireplace, a large window with leaded light glass panels, one depicting a cockerel entitled "vigilante" and the other with a man with a cudgel entitled "defend"
- Study is well equipped, with French doors opening onto the gardens
- The Bothy is presently used as a workshop, and has an attached small greenhouse. Divided into 2 insulated rooms with windows overlooking the gardens, an original Victorian fireplace in one corner, a sink with hot water, power, and light
- A gate gives access to the churchyard, which is an easy shortcut to the village, especially with children and pets

**Summary of accommodation:** Reception hall, sitting room, dining room, study, 2 cloakrooms, kitchen/breakfast room, garden room, rear lobby. 4 bedrooms, family bathroom, Principal bedroom has a dressing room and an ensuite bathroom. Double garage with room over. Bothy/office. Jail/Dovecote.

**Gardens:** The beautiful landscaped gardens are an exceptional feature.





With two separate lawn areas, and brick raised flower beds.

One tree is a very unusual ancient specimen called Parrotia, or Persian iron bark. This tree is a delight in the autumn and changes through many colours. High hedges give privacy and the main gardens are set well away from the road, and side on to the church yard.

Double garage is entered from Riverview Road, with electric roll up door securing. Windows to the rear overlook the gardens. Oak door to a garden machinery store/workshop. Staircase to first floor room, boarded with light and power and could be used as a studio or further accommodation if required.

**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.

**Excellent schools:** Church Cottage is located within walking distance of Pangbourne College. Just a short drive away are; Bradfield College, St Andrew's Prep, Brockhurst & Marlston House, The Oratory, Downe House, Cranford House and Moultsford Prep School.

There are bus pick up points in Pangbourne for many schools, including Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon.

**Directions:** Immediately past St James the Less Church on Pangbourne Hill, turn right into Riverview Road and the parking for Church Cottage is the first on the right.

**What3words:** galloped.devours.outfitter

**Post Code:** RG8 7AX

**Tenure:** Freehold

**Some material information to note:**

Gas central heating. Mains water, mains electrics, mains drainage. Pressurised water heating system with Megaflo. Substantially constructed of brick under a tiled roof.

The property has driveway parking and a double garage.

The property and the lock up/jail are Grade II listed.

Ofcom checker indicates standard to super fast broadband is available at this postcode. Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk) The property is within the conservation area.

The government portal highlights this as a low-risk postcode for river flooding.

We are not aware of any Tree Preservation Orders.

We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contacting the selling agent.

**EPC:** n/a

**Local Authority & Council Tax Band:** West Berkshire, Band G

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







Dudley  
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& Daughter**  
The Country Agent







Viewing by arrangement  
with vendor's agent;  
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