



Dudley
**Singleton
& Daughter**
The Country Agent



The Coach House • Maidenhatch • Pangbourne

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A delightful 4 bedroom Victorian country house, created many years ago by the conversion of a former coach house.

NO CHAIN / VACANT POSSESSION

Set in good sized private gardens to the front and rear of the property, plus further use of the communal grounds

2,476 sq ft / 230 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A delightful 4-bedroom Victorian country house, Grade II listed, set in good sized gardens front and back plus further communal grounds, created many years ago by the conversion of a former coach house. The end property of a small group of Victorian buildings all owned originally by the fine country mansion, Maidenhatch House, which lies adjacent, and converted to private dwellings at a similar time.

This is a very sleepy, secluded, peaceful location, and an Area of Outstanding Natural Beauty. The Coach House is entered from the main driveway with gardens to front and rear. The interior of the property is in generally very good order, with a number of period features still present.

For the residents of Maidenhatch Estate, there are beautiful communal grounds of approximately 1.7 acres which include an orchard and large open spaces; the perfect place for recreational activities.

This rural location is just a few minutes' drive from Pangbourne and Theale, which offer a selection of amenities and shops, as well as train connections to Reading and London Paddington.

Special features:

- Large reception hall with original parquet flooring
- Spacious drawing room with sliding patio doors giving pretty views over the gardens
- Ground floor bedroom with adjacent shower room



- Sitting room with original parquet flooring, sliding patio doors opening onto the rear sun terrace, with open fireplace presently fitted with LPG Jetmaster style wood burning stove (*not currently used*)
- Kitchen/breakfast room has large windows overlooking the front gardens, and door to flagstone seating area
- Bedroom 1 is very large and currently used as a bedroom/sitting room, and could easily be converted into 2 double bedrooms
- Through bedroom 1 is a door to a lined room with original small windows, previously used as a single bedroom, presently used for storage
- Bedroom 3 has an original Victorian fireplace and fitted wardrobes
- Large brick constructed garden store/workshop, with plumbing for washing machine, tumble dryer and houses the oil-fired boiler
- Some primary and secondary double glazing

Summary of accommodation: Reception hall, kitchen/breakfast room, sitting room/study, drawing room, ground floor bedroom, ground floor shower room & WC. First floor has 3 bedrooms, family bathroom, large storage room. Large workshop/utility/store room.

Gardens: Rear garden is landscaped with paved sun terrace, sweeping lawns and high hedges giving seclusion. Side access to rear garden. Front garden has a lawn area, small wooded copse, and a gravel driveway with car port. Double steel gates secure the entrance.



The annual maintenance service charge (1st April 2024 to 31st March 2025), payable to Maidenhatch Estate Ltd is £527.00 and covers;

- Water supply
- Grounds maintenance for the communal areas (the orchard, trees, hedges and verges)
- Maintaining infrastructure, principally the drive
- Miscellaneous estate expenses such as pest control, insurance, etc.

Local facilities: There are delightful walks from the property by way of footpaths and bridle ways. An excellent fitness and tennis centre at Bradfield College, with a fine indoor swimming pool, gym, squash courts, indoor and outdoor tennis courts. There are also plenty of facilities for the golfing and equestrian enthusiasts in the area. Large supermarkets of Waitrose and Sainsbury's are within easy driving distance, as are a number of very good farm shops. Pangbourne and Theale have train stations offering fast commuter links to London.

Schools: There are excellent schooling facilities in the area; Pangbourne College, Bradfield College, St Andrew's Preparatory School, Moulsoford Boys School, Cranford House, Downe House and The Oratory.

What3words: mergers.interval.incorrect

Post Code: RG8 8HN

Tenure: Freehold

Some material information to note:

Mains electricity.
Private water supply from Maidenhatch Estate. Septic tank drainage.
Oil boiler for central heating and hot water.
Telephone line to property.
Broadband to property, type of connection unknown.
The property has driveway parking with access to front door and kitchen door.
Accessibility; there is step free access from the street to the inside of the property, and a ground floor bedroom with adjacent shower room/WC.
Mobile signal is good.
This is a low-risk flood area.
Property construction is brick under a tiled roof.
The property is attached on one side.
It is not within a conservation area. There are no Tree preservation Orders.
The property is Grade II listed.
We are not aware of any planning permissions in place which would negatively affect the property.

EPC Rating: Exempt

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

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





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

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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

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