



2 Kingfisher Court • Whitchurch Road • Pangbourne



## 2 Kingfisher Court • Whitchurch Road • Pangbourne

A 2-bedroom cottage style maisonette, set within the heart of this popular Thameside village. Kingfisher Court is a small development with gated off-road secure parking for 1 car, this is an excellent property for an individual, couple, or young family.

---

743 sq ft / 69 m<sup>2</sup>

(all measurements are approximate)

Pangbourne village centre, a few minutes' walk to shops & train station • Fast trains to London Paddington (47 minutes) • Reading 6 miles • M4 (junc 12) 4 miles • Heathrow 45 mins drive  
(all distances/times are approximate)

---

Your attention is drawn to the important notice on page 7









A 2-bedroom cottage style maisonette, set within the heart of this popular village. Kingfisher Court is a small development with gated off-road secure parking for 1 car. This is an excellent property for an individual, couple, or young family.

Located near to the shops, amenities and the train station giving fast train connections to Reading, London Paddington (Elizabeth Line), and Oxford.

Pangbourne offers a fabulous selection of specialist shops, health centre, pubs, and restaurants. The station is a few minutes' walk and gives fast commuter links to London Paddington. The nearby River Thames, with playing fields and riverside meadows offer wonderful walks, the Thames Path, a children's play area, tennis courts, football pitches, and Pangbourne Adventure Dolphin centre for canoeing, kayaking, SUP tuition, and a climbing wall.

**Special features:**

- Large sitting/dining room
- 2 double bedrooms
- Family bathroom with shower over bath
- Fitted kitchen with gas hob, washer/dryer, fridge/freezer, electric double oven
- Ground floor cloakroom
- Primary double glazing throughout
- Communal garden to the rear



**Summary of accommodation:** entrance lobby, sitting/dining room, kitchen, ground floor cloakroom, two double bedrooms, bathroom.

**Garden:** Small communal garden with, gated allocated parking. One space is allocated to each property.

**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.

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

There is an excellent sporting complex open to public membership at Bradfield College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, fitness centre.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford, and Reading.





**Excellent schools:** Pangbourne Primary School is a short walk, and offers foundation stage 1. Pangbourne College is within easy walking distance. Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are a short drive.

**Post Code:** RG8 7BQ

**What3words:** estuaries. spenders. unwind

**Tenure:** Leasehold  
999-year lease from 2002

The service charge is currently £940 per annum, paid as two x £470 half yearly charges.

Covers property and buildings insurance. Maintenance of the parking area and other common spaces. Maintenance of the overall fabric of the building. Gutter clearance and similar routine cleaning of fascias.

Management company is owned by the four houses (each house has a share in the management company). Decisions on work to be done using the community funding are taken collectively.

**General:**

Gas central heating

Mains water, drainage, electricity, and gas

Broadband connected FTTC

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

**EPC Rating:** C

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

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

**Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,** No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.  
0118 984 2662

info@singletonanddaughter.co.uk

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

**London Office:** Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD



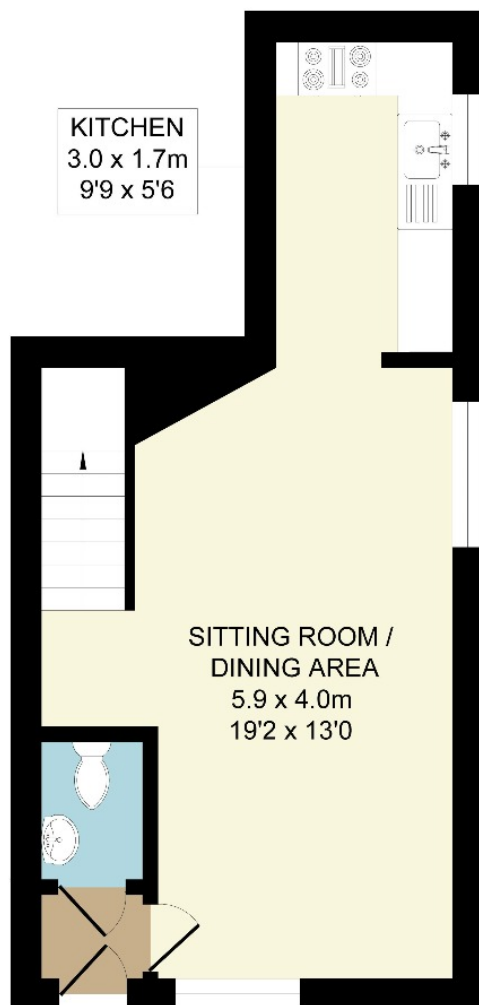




Dudley  
**Singleton  
& Daughter**  
The Country Agent

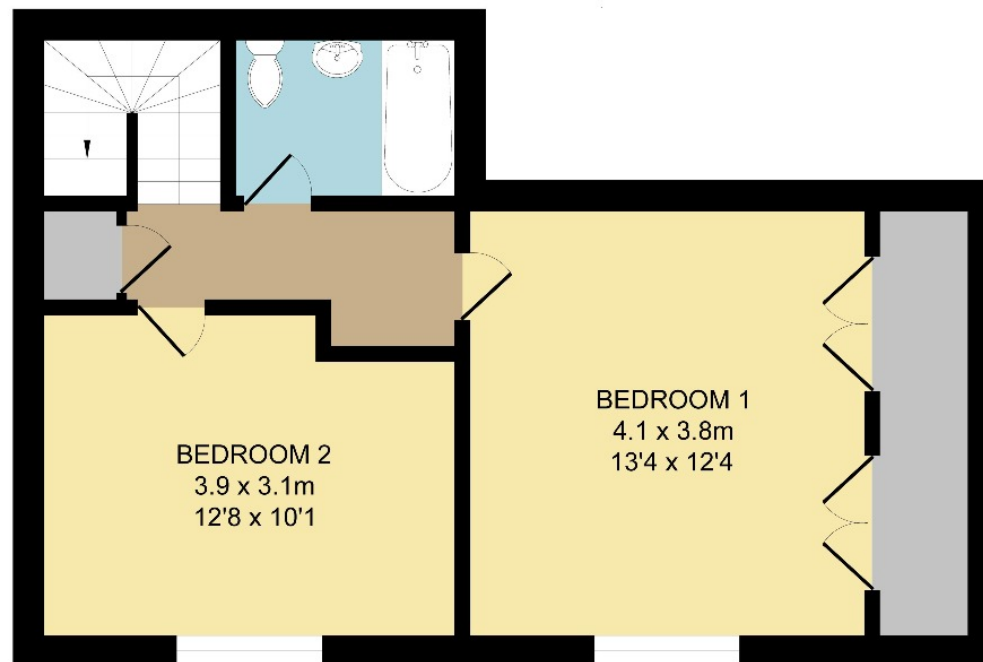
Car parking space for  
Number 2 Kingfisher Court





GROUND FLOOR

**TOTAL APPROX. FLOOR AREA 69.0 SQ.M. (743 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. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



FIRST FLOOR



**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  
**0118 984 2662**

[singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) [info@singletonanddaughter.co.uk](mailto:info@singletonanddaughter.co.uk) London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD