



12 Stokes View • Pangbourne • Berkshire

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A delightful luxury 2-bedroom, 2-bathroom ground floor end maisonette/ apartment, in this peaceful location, overlooking manicured communal gardens, and accessed from a private road,

1,178 sq ft / 110 m²

(all measurements are approximate)

A few minutes' walk to village shops & train station • Reading 6 miles • M4 (junc 12) 5 miles • Fast trains to London Paddington (approx. 47 minutes) • Heathrow 45 mins drive

Your attention is drawn to the important notice on page 7





A delightful luxury 2-bedroom, 2-bathroom ground floor end apartment / maisonette, in this very pretty conversion of a Grade II listed Victorian school. Enjoying a peaceful location, overlooking manicured communal gardens, and accessed from a private road.

This pretty apartment has been the subject of a recent high-quality refurbishment and refitting, to include the superb kitchen, and both bathrooms. This is probably the largest apartment in this small group of apartments, with its own front door entered from the front garden. The property also has a single garage in a separate block.

Within easy walking distance of the village shops, pubs, restaurants, health centre, and station, with a fast train service to London Paddington, Oxford, and Reading (Elizabeth Line).

Special features:

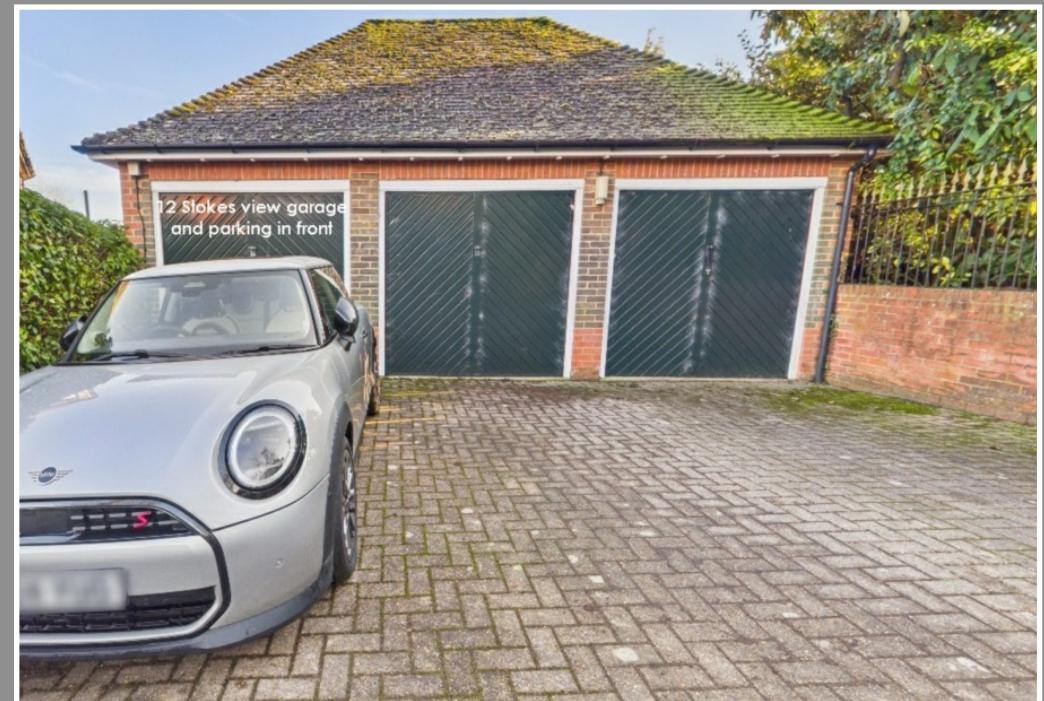
- The kitchen/breakfast room is a special feature, fitted approx. 18 months ago with a central island unit with a breakfast bar. Integrated appliances to include fridge, freezer, dishwasher, induction hob, two high level combination ovens, with a window overlooking the rear gardens

- Very pretty herringbone Amtico flooring to the kitchen/breakfast room and the entrance lobby
- Sitting room with dining area, which has an extensive range of original windows overlooking the side and rear gardens
- Bedroom 1 overlooks the front gardens with large windows, and fitted wardrobes
- Bedroom 2 overlooks the rear garden, and has a first-class ensuite shower room with a utility cupboard plumbed for washing machine and dryer
- Secondary double glazing has been fitted to all the rooms
- High pressure pump fitted to hot water system

Summary of accommodation: Reception hall, sitting/dining room, kitchen/breakfast room, family bathroom, 2 double bedrooms, one with an ensuite shower room, inner hall. Single garage.

Gardens: Communal gardens. York stone terrace to the front of the property presently used by number 12.

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 restaurants.



The River Thames runs through the village and has riverside meadows offering wonderful walks, a children's play area, tennis courts, football pitches, and bowling club.

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

Schools: Pangbourne Primary School and Pangbourne College are 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. There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey. Pangbourne Primary School is within walking distance.

Post Code: RG8 7RP

What3words: ourselves.booster.rock

Directions: From Pangbourne, travel up Pangbourne Hill and Stokes View will be found on the left. Turn in and follow the road round to the right, park in one of the 4 spaces in front of you. Number 12 is along the path to the right.

Tenure: Share of freehold. 999 years lease, starting April 2024
Annual Service Charge £3,179.40 covers gardens, external lighting, and external water supply.

General:

Mains water, drainage, electricity
Broadband connection available FTTC
It is a Grade II listed building
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

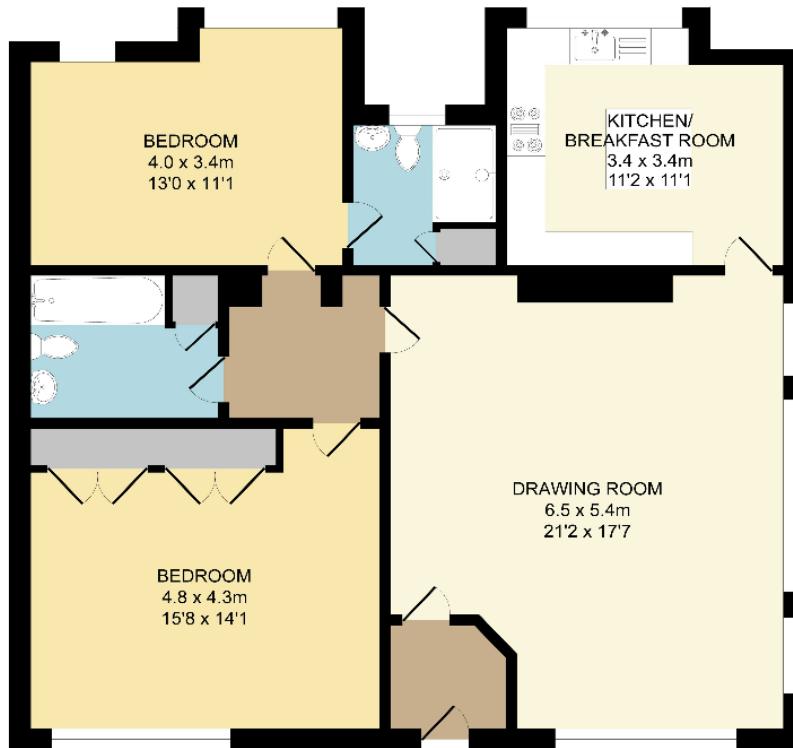
EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, Band E

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

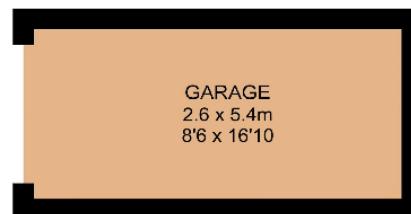






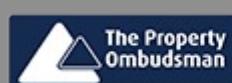
Total floor area including garage
1,178 sq ft / 110 sq m (Garage 151 sq ft / 14 sq m)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission mis-statement. This plan is for illustrative purposes only. Not to scale. www.singletonandaughter.co.uk



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

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