



Winterset • 5 Stokes View • Pangbourne

Winterset • 5 Stokes View • Pangbourne Hill • Pangbourne

An outstanding and elegant 5-bedroom modern country house. Constructed in the classic palladium style reminiscent of the Georgian period and situated in one of the most important positions in this peaceful and exclusive private no-through road, within easy walking distance of the village centre.

3,131 sq ft / 290 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
(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





Winterset is a splendid family house, unusually light and spacious, with high ceilings and very large sash windows throughout, giving lots of light and pretty views, in keeping with the Georgian style. Set in large, landscaped gardens which are very peaceful, secluded and private, and a delight in all seasons.

A few minutes' walk to the village shops, pubs, restaurants, health centre, and station, with a fast train service to Oxford, Reading and London Paddington both of which are served by the Elizabeth Line.

Special features:

- Bold entrance porch with plain Doric columns and a traditional fan light window over the imposing double entrance doors which open onto a large, light reception hall
- Electric gates giving access to the driveway forecourt with parking for a number of cars
- Herringbone parquet flooring in the reception hall, dining room and kitchen/breakfast room
- Drawing room has paneled walls, stone fireplace fitted with wood burning stove, a double aspect room with large sash windows giving views of the front garden, and a pair of French doors opening onto the rear terrace and gardens
- Kitchen/breakfast room is beautifully fitted with wide figured marble work surfaces, larder cupboard, windows overlook the rear garden
- The breakfast area has a lantern skylight over, and French doors to the conservatory

- Conservatory overlooks the rear gardens and is very private, with overhead fan, and French doors giving access to the rear sun terrace, perfect for summer dining
- Beautiful spacious dining room with French doors
- Study is fully fitted with a range of oak cupboards and shelves, incorporating a desk area, with large window overlooking the private front garden
- Utility room with cupboards, sink, washing machine, tumble dryer, and gas fired boiler
- Principal bedroom has double windows overlooking the rear gardens, dressing room with wardrobes, luxurious ensuite shower room
- All bedrooms are light and spacious
- High quality family bathroom, recently refitted to a high standard
- Large galleried landing with windows giving superb views over the village, and the surrounding wooded hilly countryside

Summary of accommodation: Reception hall, drawing room, dining room, study, kitchen/breakfast room, conservatory, utility room, cloakroom. Principal bedroom with dressing room and ensuite shower room, bedroom 2 with ensuite shower room, 3 further bedrooms, family bathroom. Detached double garage.

Gardens: The gardens have been landscaped with care, with well-maintained lawns, herbaceous borders, flower beds and mature trees, high hedges and evergreen shrubs giving privacy and seclusion.



The rear gardens are sunny, with a large, paved terrace accessed from the conservatory, dining room and sitting room. Further high hedges run across the rear boundary, and wide steps lead up through a honeysuckle covered pergola, a summer house, and a timber constructed garden store.

Wide electric gated entrance to a large forecourt with parking for several cars. Double detached garage surmounted by a cupola clock tower, with remote control roll-up door, power and light.

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. There are plenty of golf courses nearby and the Royal Berkshire Shooting School is within easy driving distance.

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: century.eats.defenders

Directions: With St James the Less Church on your right, proceed up Pangbourne Hill, and Stokes View will be found on the left. Turn in and follow the road round to the right, and Winterset, number 5, will be found on the left.

Tenure: Freehold

General:

Mains water, electricity, gas and drainage (gas central heating)

Broadband connected FTTC

Megaflor pressure system, Water softener

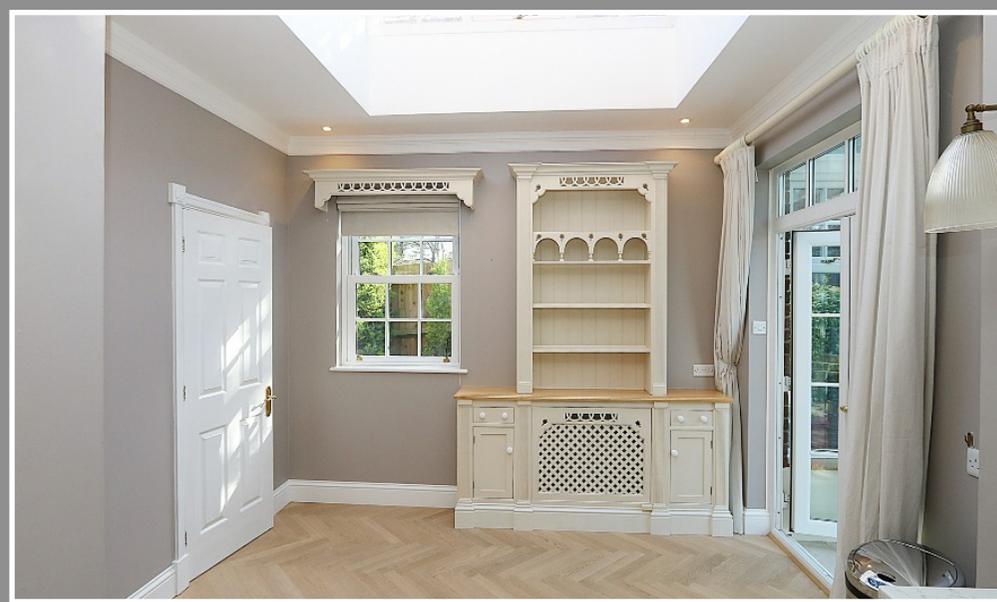
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: D **Council Tax Band:** West Berkshire, Band H

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

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





Approximate Gross Internal Area

3,131 sq ft / 290.77 sq m

Including Detached Double Garage



Double Detached Garage
 6.09 sq m x 5.91 sq m /
 19'11 x 19'4



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.



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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
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