





# 4 Thames Avenue • Pangbourne • Berkshire

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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)

1,507 sq ft / 140 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7







Dudley  
**Singleton  
& Daughter**  
The Country Agent





A very pretty 4-bedroom semi-detached Victorian house, set in one of the most popular roads in the heart of the village. Within easy level walking distance to station, shops, schools, and the River Thames.

Featuring a wonderfully spacious, light, bright, hub of the house; the kitchen/living/dining room. This excellent family and entertaining space has French doors which open onto a south-facing landscaped garden, offering more exquisite summer entertaining space.

This property also has the excellent addition of an off-road parking space for a small car to the front, with the ability to block this space in with an on-street car, thus guaranteeing 2 parking spaces.

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:

- The fabulous kitchen/dining/living room with French doors opening onto the private rear garden, with a composite decking area for summer entertaining and well-maintained lawn
- The splendid kitchen area is fitted with lots of cream painted cupboards and drawers, fitted dishwasher, cooking range with 5 ring gas hob, fridge freezer, and central preparation island with stools for a breakfast bar. At one end is the living room area, with plenty of room for a sofa, and a TV point
- Utility cupboard with washing machine, vent for tumble dryer, water softener and gas boiler
- Sitting room with bay window and original open fireplace
- Side entrance to the house, and side access to the rear from the front
- First floor has 3 double bedrooms, and a high specification modern family bathroom with large walk-in wet shower and standalone bath tub
- Second floor accommodates the principal bedroom with dressing table, modern shower, and basin, and plenty of storage

**Summary of accommodation:** Reception hall, sitting room, kitchen/dining/living room, cloakroom, 4 bedrooms, family bathroom, ensuite shower and hand basin to principal bedroom.





**Gardens:** South facing, pretty, landscaped rear garden, with a composite deck immediately accessed from the kitchen/dining area via French doors. Lawn, high hedges, easy to maintain flower beds, and a garden shed.

**Note:** Some library photographs have been used in the marketing / brochure.

**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 and is a lovely place for young families with amazing animals, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

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

**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. 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.

**What3words:** bronzer.posed.decorated

**Post Code:** RG8 7BU

**Tenure:** Freehold

**General:**

Gas central heating/HW controlled by Hive

Mains electricity, gas, water and drainage

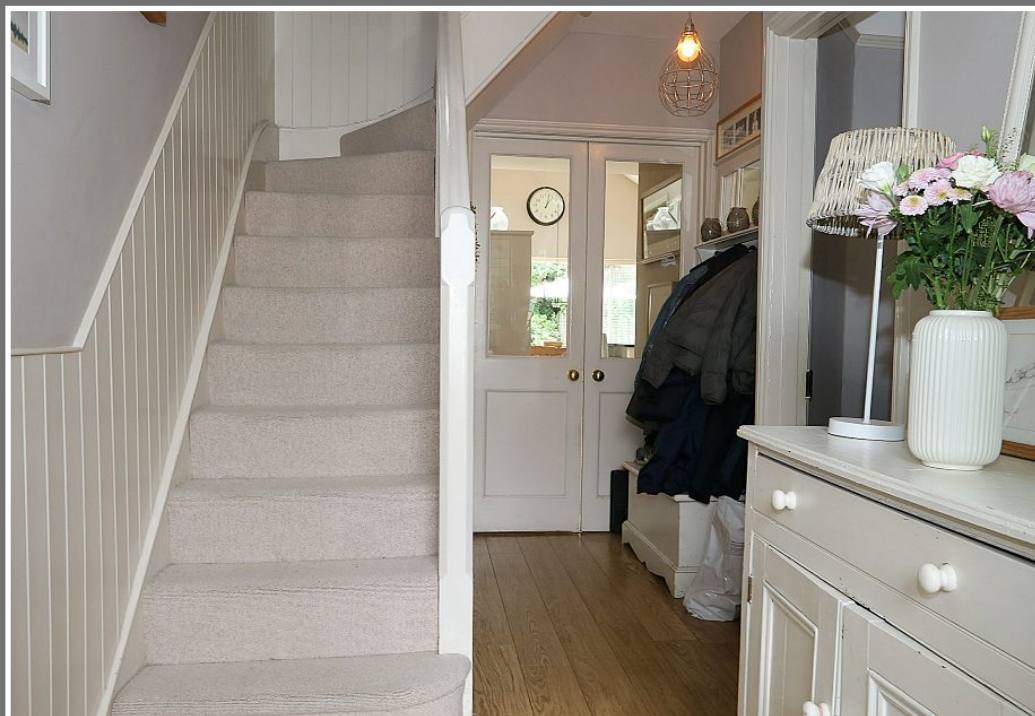
Broadband connected FTTC

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 E

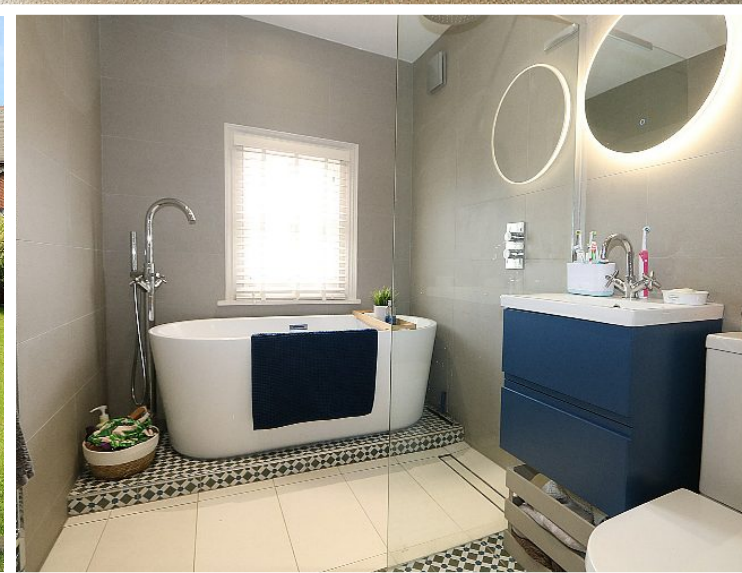
**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.







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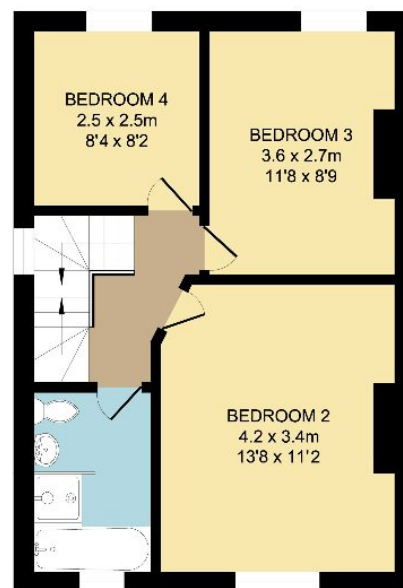






GROUND FLOOR APPROX. FLOOR  
AREA 74.0 SQ.M. (797 SQ.FT.)

TOTAL APPROX. FLOOR AREA 140.0 SQ.M. (1507 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 and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



FIRST FLOOR APPROX. FLOOR  
AREA 42.0 SQ.M. (452 SQ.FT.)



SECOND FLOOR APPROX. FLOOR  
AREA 24.0 SQ.M. (258 SQ.FT.)

**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors/landlords 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/tenants, 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 thicknesses, 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/let. 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/tenants 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/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.







Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN  
**0118 984 2662**

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