



Pangbourne Cottage • Pangbourne Hill • Pangbourne

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A delightful 3/4 bedroom period cottage, situated within the heart of this vibrant village with large private, peaceful and sunny rear gardens. Easy walking distance to the village shops, amenities and train station to London, Paddington. Pangbourne Cottage dates to circa late 1600's and is Grade II listed.

It has been the subject of considerable improvements of recent years, enjoying unusually spacious and flexible accommodation.

1,973 sq ft / 183 m²

(all measurements are approximate)

Pangbourne village centre & station 2 minutes' walk • M4 (junc 12) 5 miles • Heathrow 45 mins drive
(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





Entered from a drive through secure electric gates, is just across the road from the beautiful and ancient St James the Less Church, within a conclave of other period properties.

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:

- The large sitting room is double aspect and has a pretty open fireplace, and door opening to the pretty walled garden
- Kitchen/breakfast room has been refitted to a very high standard in recent years, with a long breakfast bar, Stoves 7 ring range cooker, large larder unit, and polished oak work surfaces
- Centrally positioned dining room with natural golden oak flooring which continues into the sitting room and 2nd sitting room/bedroom 3
- Entrance lobby/boot room/utility room has cupboards, plumbing for washing machine and dryer and a door to the cloakroom/shower room
- 2nd sitting room/bedroom 3 is double aspect with wood burning stove fitted to the fireplace
- First floor study/bedroom 4. Rewired, re plastered, new radiator, wood beams exposed and new carpet fitted 2 years ago.
- Bathroom to first floor and ground floor shower room have been fitted to a very high standard

- Office/ small gym to the rear of the garage with a window overlooking the garden
- Very pretty, walled garden, which is a natural sun trap, and is accessed from the sitting room, perfect for barbecues and entertaining
- The basement play room/family room has been entirely tanked (with a 15-year guarantee from 2017)
- Oak staircase
- Secure electric gates to the driveway/garage

Summary of accommodation: Entrance lobby, kitchen/breakfast room, sitting room, dining room, playroom/family room, utility room, cloakroom/shower room, 4 bedrooms, family bathroom.

Double garage with office/ gym. Plus a large loft area that is fully boarded and could easily be converted to a further room subject to the required Local Authority regulations.

Gardens & grounds: The south facing rear garden is approximately 100' in depth and secluded by tall hedges on one side and a fine period brick wall the length of the right-hand boundary. There is a very pretty and sunny walled courtyard garden which is accessed directly from the sitting room.

Detached double garage block with office at the rear. Electric remote control up and over door, with boarded storage area above.

Note. The cottage is attached at one corner, no walls are shared.



Local facilities: Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, barbers, restaurants, and riverside pubs. By the River Thames there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering kayak, canoe, SUP and climbing tuition.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, birds, 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 with the Elizabeth Line offering fast links to the City. Waitrose can be found in Tilehurst, approx. 3 miles away.

Excellent schools: Pangbourne Cottage is located within walking distance of Pangbourne College, and Pangbourne Primary School which offers foundation stage 1.

Just a short drive away are; Bradfield College, St Andrew's Prep, Oratory Prep School, Brockhurst & Marlston House, The Oratory, Downe House, Cranford School and Moulsoford Preparatory School.

There are bus pick up points in Pangbourne for many schools, including The Downs, Cranford School, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon. Oratory Prep School, Reading School for boys and Kendrick School for girls are easily accessible by a short train journey

Post Code: RG8 7AS

Tenure: Freehold

General:

Mains water, electricity, gas and drainage

Gas central heating and HW

High speed Gigaclear broadband connected FTTP

It is a Grade II listed building

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

Council Tax Band: West Berkshire, Band F

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

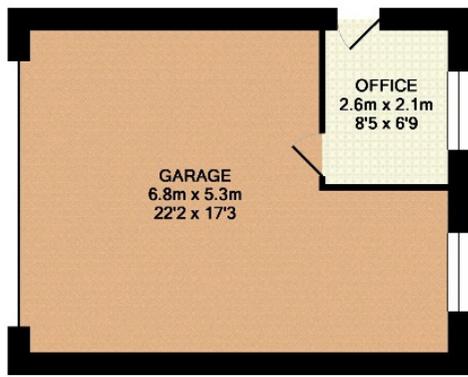
info@singletonanddaughter.co.uk

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

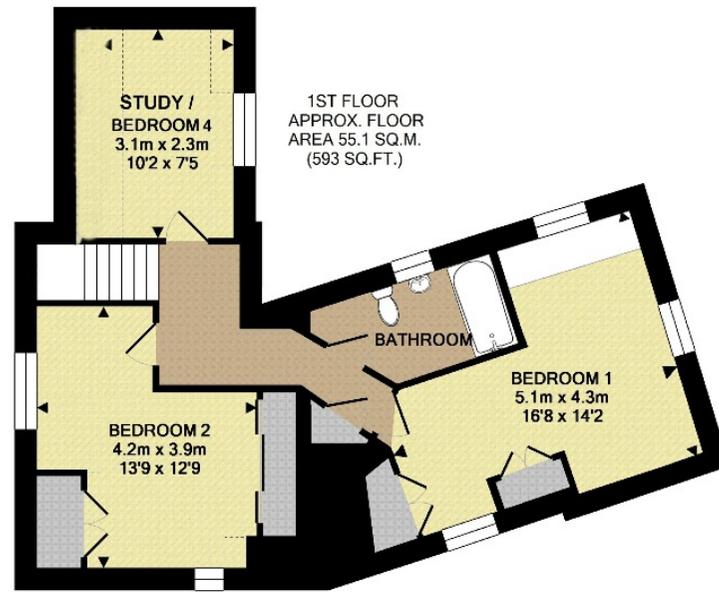
London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD





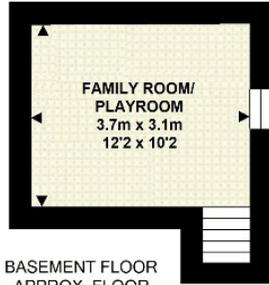


GARAGE
APPROX. FLOOR
AREA 35.6 SQ.M.
(383 SQ.FT.)

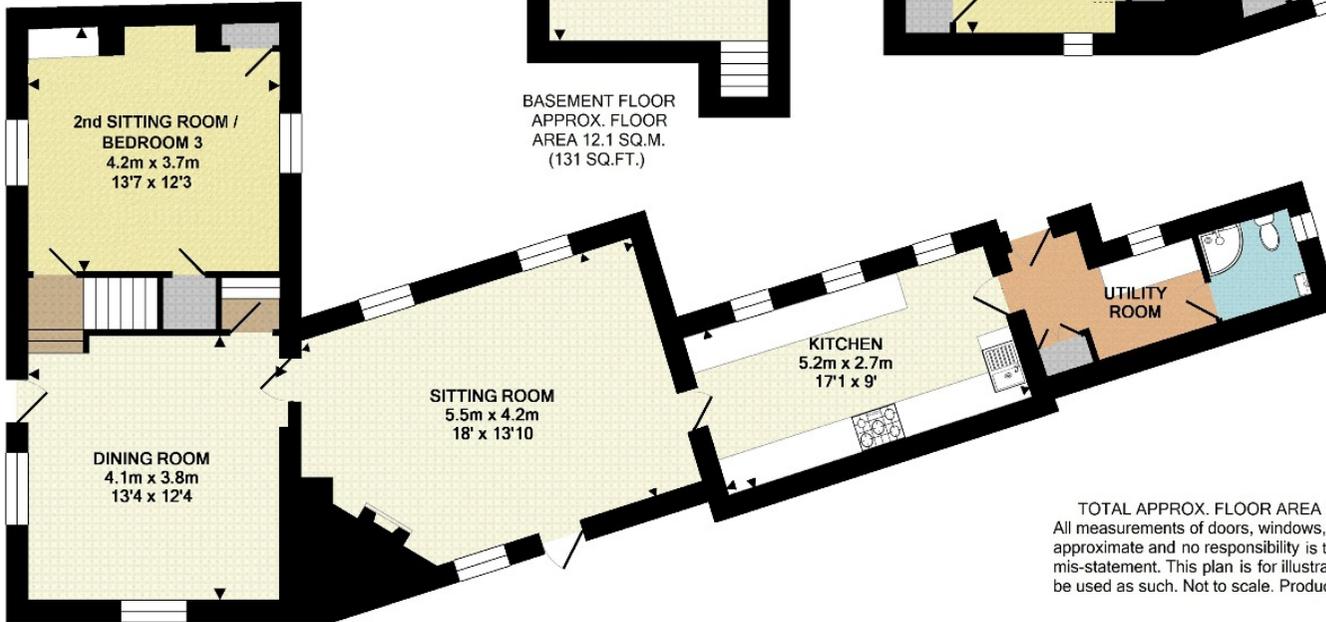


1ST FLOOR
APPROX. FLOOR
AREA 55.1 SQ.M.
(593 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 80.5 SQ.M.
(862 SQ.FT.)



BASEMENT FLOOR
APPROX. FLOOR
AREA 12.1 SQ.M.
(131 SQ.FT.)



TOTAL APPROX. FLOOR AREA 183.3 SQ.M. (1973 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. Produced for Singleton and Daughter



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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 info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD