



1 Mansard Mews • Horseshoe Road • Pangbourne

1 Mansard Mews • Horseshoe Road • Pangbourne

A 3-bedroom, 3-bathroom modern end of terrace house, situated in pretty gardens, occupying the best position in this pretty development

1.378 sq ft / 128 m²
(all measurements are approximate)

Within the heart of the village, easy walking distance to schools, shops, amenities and train station • Reading 6 miles • M4 (junc 12) 10 minute drive
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





A 3-bedroom, 3-bathroom modern end of terrace house, situated in pretty gardens, occupying the best position in this pretty development, located in the very heart of the village.

One of only 4 properties in the mews, and quite possibly the largest plot, this is a very private and secluded property with accommodation set on three floors. With secure electrically operated entrance gates from Horseshoe Road.

Within easy level walking distance of the village centre with its specialist shops, pubs, restaurants, health centre, hair salons, mini supermarket, amenities, buses, and River Thames.

The station is a 5 minutes' walk, and gives fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both.

Special features:

- The sitting room is fitted with a coal effect fire, and French doors give access to the conservatory
- Conservatory/dining room has French doors opening onto the rear garden, lots of windows, and Velux windows with blinds to the ceiling
- Kitchen is fitted with a modern range of units, Neff hob, extractor and double ovens beneath, freestanding LG fridge freezer, plumbing for washing machine. Windows overlooking the front, door to outside

- Main bedroom has an ensuite shower room, fitted wardrobes and drawers, and windows overlooking the rear garden
- Bedroom 3 with fitted wardrobes
- Bedroom 2 on the second floor is a double, with fitted wardrobes, and ensuite shower room

Summary of accommodation: Reception hall, kitchen, sitting room, dining room/conservatory, cloakroom, bedrooms 1 and 2 with ensuite shower rooms, bedroom 3, family bathroom. Single garage.

Gardens: The rear gardens have an Astro turf lawn, mature and specimen trees, borders. A large terrace area to the side for a table and BBQ area, and a large garden store.

To the front is a wide parking area, and driveway from Horseshoe Road, with garaging for one car and guest parking.

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.

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, and there are plenty of golf clubs nearby.

Pangbourne offers superb transport links with a fast train service to London Paddington (approx. 45 mins), Oxford and Reading.

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

Post Code: RG8 7HD



Directions: With the Londis store on your right, turn into Horseshoe Road, and Mansard Mews is the first turning on the left.

Tenure: Freehold

Note.

There is a Mansard Mews Management Association Ltd.

General:

Gas central heating

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

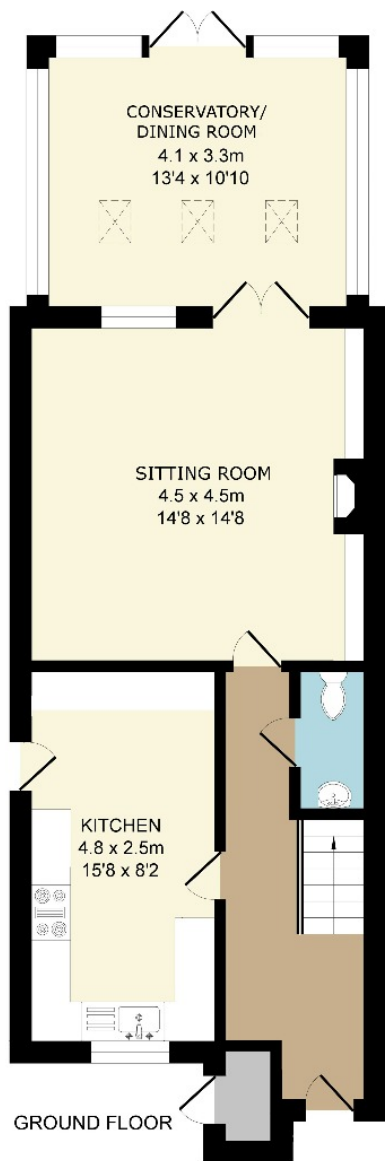
EPC Rating: C

Council Tax Band: West Berkshire, Band E

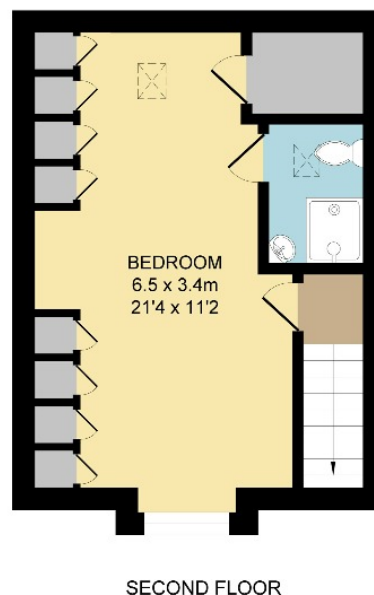
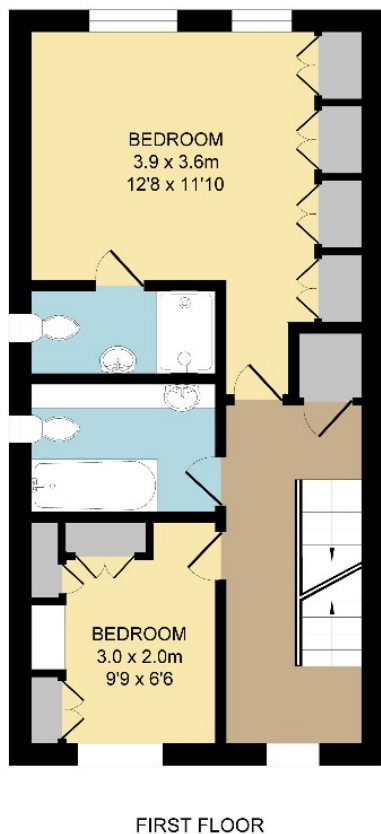
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.







TOTAL APPROX. FLOOR AREA AREA 128.0 SQ.M. (1378 SQ.FT.)
 All measurements of doors, windows, rooms and an 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



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