



20 Breedons Hill • Pangbourne

A luxury 3-bedroom, 2-bathroom first floor apartment, constructed by the well-known Beechcroft Developments in 2008, who are noted for their attention to detail, and their exclusive developments, restricted to purchasers over the age of 55.

1,313 sq ft / 122 m²
(all measurements are approximate)

Easy level walking distance to village shops, amenities & station • Reading 5 miles • M4 (junc 12) 5 miles
(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





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Number 20 enjoys a small private garden balcony with room for table & chairs, with pretty views over to St James the Less church in Pangbourne, accessed from both the drawing room and bedroom 1.

The apartment is in excellent order throughout, with large, double-glazed windows giving lots of light. There is a modern lift from the ground floor communal entrance and a staircase. The lift is large enough for a wheelchair if required.

Breedons Hill consists of 14 luxury houses, apartments, and lodge houses, set in very pretty and secluded, secure gated community within beautifully maintained landscaped communal gardens. Breedons Hill once belonged to a fine Georgian House which still lies adjacent.

Special features:

- Sitting room has French doors opening onto the balcony, double aspect windows, central stone fireplace fitted with a coal effect electric fire, double-glazed doors separate this room from the spacious dining room

- Large kitchen/breakfast room with French doors and Juliet balcony giving views over the front landscaped gardens. Fitted with oak panelled units, wide working surfaces, fitted dishwasher, fitted washing machine, Bosch 4 ring hob, extractor, Bosch fitted double oven with grill, fitted fridge freezer, floor to ceiling pantry unit, and plenty of space for a table and chairs
- Bedroom 1 has a door to balcony, fitted wardrobes, ensuite shower room with large shower. The shower room has a Jack and Jill access from the inner hall to serve bedroom 3
- Bedroom 2 spacious, with a fine bay window overlooking the very beautiful, landscaped gardens, with fitted wardrobes, ensuite shower room with bath and shower
- Bedroom 3/study overlooks the rear gardens
- Large storage cupboard and airing cupboard in the entrance lobby

Summary of accommodation:

Communal reception hall. Entrance lobby, sitting room, dining room, kitchen/breakfast room, 3 bedrooms (bedroom 3 currently used as a study), family bathroom/ensuite shower room to bedroom 1, ensuite bathroom to bedroom 2. Single garage in a block.

Gardens: There are beautifully maintained landscaped communal gardens. Easy access to a single garage within a separate detached block to the rear. Garage has electric up and over door, power, and light.



Secure pedestrian wrought iron gate to the footpath leading into Pangbourne. Pair of remote control wrought iron gates from Breedons Hill for pedestrian and vehicular access.

Local facilities: Easy level walking distance to Pangbourne village centre with its excellent shops, post office, health centre, dentists, hairdressers, supermarket, butcher, bakery, cheese shop, library, church, pubs and restaurants. There are bus services to local areas of commerce, and the station gives excellent services to Oxford, Reading and London Paddington, with easy access to the Elizabeth Line.

There is a first-class membership only fitness centre at Bradfield College with a very fine indoor swimming pool, gymnasium, squash courts and tennis courts. There are also plenty of excellent golf courses nearby; Streatley Hills, Mapledurham and Calcot.

The large supermarkets of Waitrose and Sainsbury's, and various local farm shops, all within easy driving distance.

Directions: In Pangbourne, with The Elephant Hotel on your right, follow the road for a short distance and turn right into Breedons Hill. Take the first right and access through the wrought iron gates into Breedons Court, number 20 will be found on the left. Further instructions will be given at the appointment confirmation.

Post Code: RG8 7AT

Tenure: Leasehold

Lease: 999 years from January 2007

Current ground rent: £350 per annum. Ground rent review date: 2032

Annual service charge currently £5,177

Covers buildings insurance, exterior decoration, maintenance of gardens, driveway and parking areas, window cleaning and external lighting.

There is an Estate Manager. Maintenance charges are audited annually

Should you proceed with the purchase of the property these details must be verified by a solicitor.

General: Mains water, drainage, electricity and gas. Gas fired boiler. Water fed underfloor heating. Water softener, pressurised water system. Stainless steel ladder rack radiators/towel rails in bathrooms

Broadband connected FTTC. Security system installed. Front door entry system

EPC Rating: B **Council Tax Band:** West Berkshire, Band F

Note : Some library photographs used in the marketing.

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

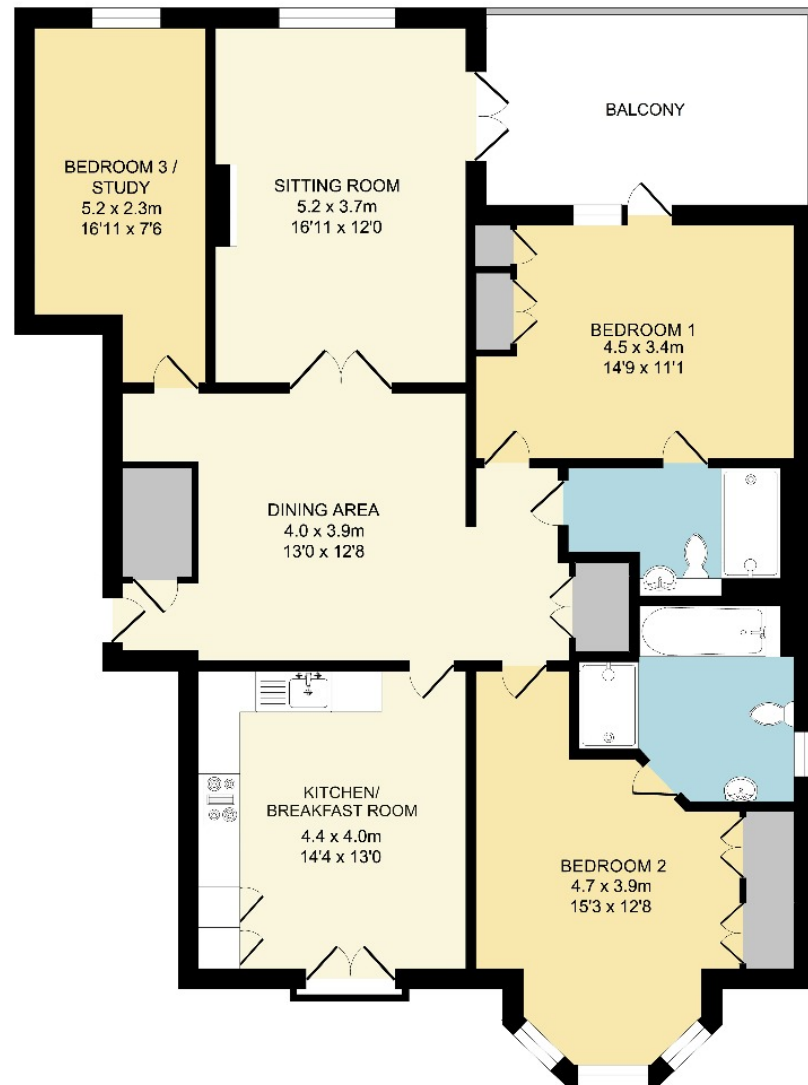




Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 122.0 SQ.M. (1313 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



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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