



6 Meadowside Road • Pangbourne

6 Meadowside Road • Pangbourne • Berkshire

A 2-bedroom semi-detached house, in splendid condition, having undergone total modernisation in recent years. With off-road parking for two cars, and situated in a peaceful location, within a sought-after cul-de-sac. Enjoying a sunny rear garden with a southerly aspect.

682 sq ft / 64 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) (all distances/timings approximate)

Your attention is drawn to the important notice on page 7





A 2-bedroom semi-detached house, in splendid condition, having undergone total modernisation in recent years. With off-road parking for two cars, and situated in a peaceful location, within a sought-after cul-de-sac. South facing rear garden.

Easy level walking distance to the village primary school, a fabulous selection of specialist shops, supermarket, health centre, pubs, and restaurants. The station is a 5-minute walk and offers fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both.

The property is only 1 minute' walk to a footpath to open fields, and a short walk through the village to the riverside playing fields and meadows offering wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre.

Special features:

- Sitting room overlooks the front and has an open fireplace
- The large dining/play room double aspect windows wood burning stove, and
- Modern kitchen is well fitted with oven, hob, dishwasher, washing machine, fridge freezer, and a stable door to the garden

- Bedroom one has windows overlooking the rear garden and meadows beyond, and fitted wardrobes
- The modern bathroom is fitted to a high standard, with thermostatic shower, and heated towel rail
- Replacement windows throughout in keeping with the character
- Original pine staircase

Summary of accommodation: Sitting room, dining/play room, kitchen, 2 bedrooms, bathroom.

Gardens: Small brick enclosed front garden, and tandem car parking for 2 cars to the side
Rear garden is private with high fencing, flower beds, part paved dining/BBQ area.

Large wooden shed.
Side access gate.

Note: On-street resident's parking permits available if required.



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. The River Thames runs through the village and has riverside meadows offering wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offers canoeing, kayaking, SUP, and a climbing wall.

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.

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, etc.

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

Schools: Pangbourne Primary School is a short walk, and 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.

Post Code: RG8 7NQ

Tenure: Freehold

Some material information to note:

Mains gas, electricity, water and drainage
Gas central heating
Broadband: FTTC

EPC Rating: E

Council Tax Band: West Berkshire, Band D

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

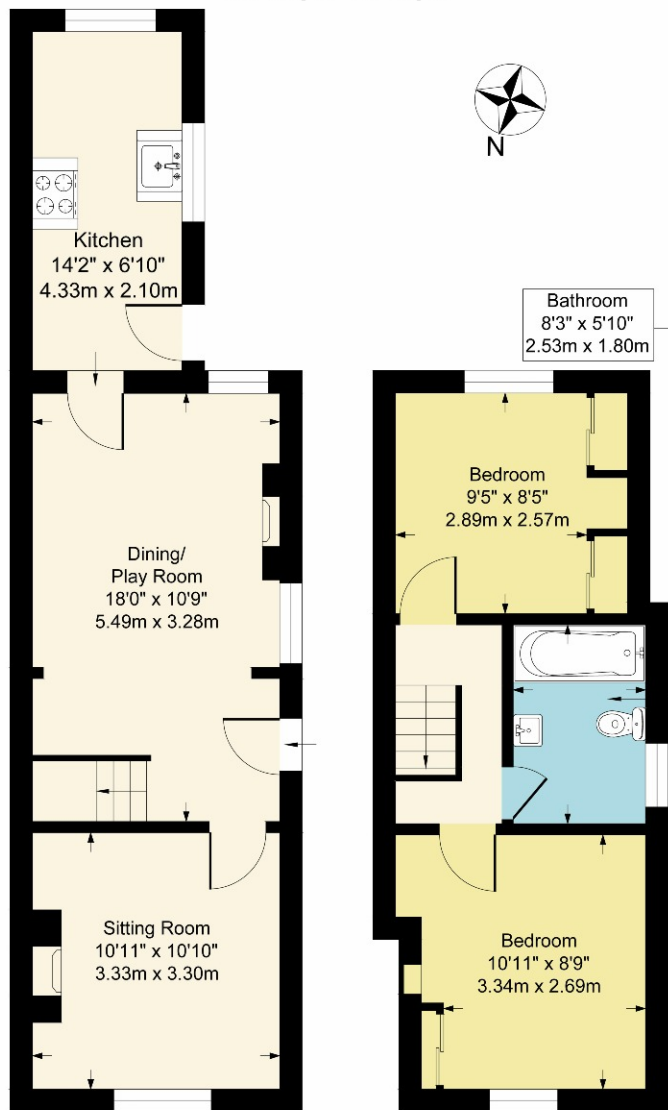




Dudley
**Singleton
& Daughter**
The Country Agent



Approximate Gross Internal Area
682 sq ft - 64 sq m



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.



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