



7 Meadowside Road • Pangbourne

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A very attractive, late Victorian, 2-bedroom semi-detached house.
The property has undergone a front to back extension, redesign, and thorough refurbishment throughout.

1,055 sq ft / 98 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





Dudley
**Singleton
& Daughter**
The Country Agent



The excellent extension creates a generous reception hall which flows into a light and bright kitchen/living room with bi-fold doors opening out to the pretty rear garden and terrace.

Situated in a peaceful location, within a cul-de-sac, in the heart of this famous Thameside village. 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.

Situated across from 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:

- The kitchen/living room is a very special feature of the property. Featuring a well-fitted kitchen, with a central island with quartz working surface, integrated sink, dishwasher, and breakfast stools. Smeg hob, Zanussi double oven, washing machine and tumble dryer. Room for a large fridge freezer

- This room is wonderfully light and bright, with triple Velux to the ceiling and the bi-fold doors, and has underfloor heating
- High specification garden pod, with power, light, insulation, and Wi-Fi. Currently used as an office/ancillary bedroom
- Pretty sitting room, with original open fireplace fitted with a wood burning stove
- Spacious reception hall with an under stairs cupboard and a cloakroom
- A new staircase from the reception hall has been attractively constructed
- The first-floor bathroom has been totally refitted and has underfloor heating
- Both bedrooms are doubles. The main bedroom has the original Victorian fireplace. The rear bedroom has fitted wardrobes and drawers, and a large window overlooking the rear garden
- All internal walls have been completely stripped and re-plastered
- New electrics throughout
- Underfloor heating in the kitchen/living room, the cloakroom and the first-floor bathroom
- Windows have been replaced with modern style sash, in keeping with the age of the property



Summary of accommodation: Reception hall, sitting room, cloakroom, kitchen/living room, 2 double bedrooms, bathroom. Garden studio and garden store.

Gardens: Parking to the front of the property. Log and bin store. Rear garden has a large ceramic tiled terrace for summer dining, a small lawn and flower beds, and direct access to the studio. This area is very private. with red brick wall to one side and high fencing to the other. The garden pod is currently used as an office, but also ancillary accommodation, and has power, light, insulation, and Wi-Fi.

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.

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 7NG

What3words: roaring.chefs.lamppost

Tenure: Freehold

Some material information to note:

Gas central heating

Mains water drainage, electricity and gas

Broadband FTTC

EPC Rating: D

Council Tax Band: West Berkshire, Band D

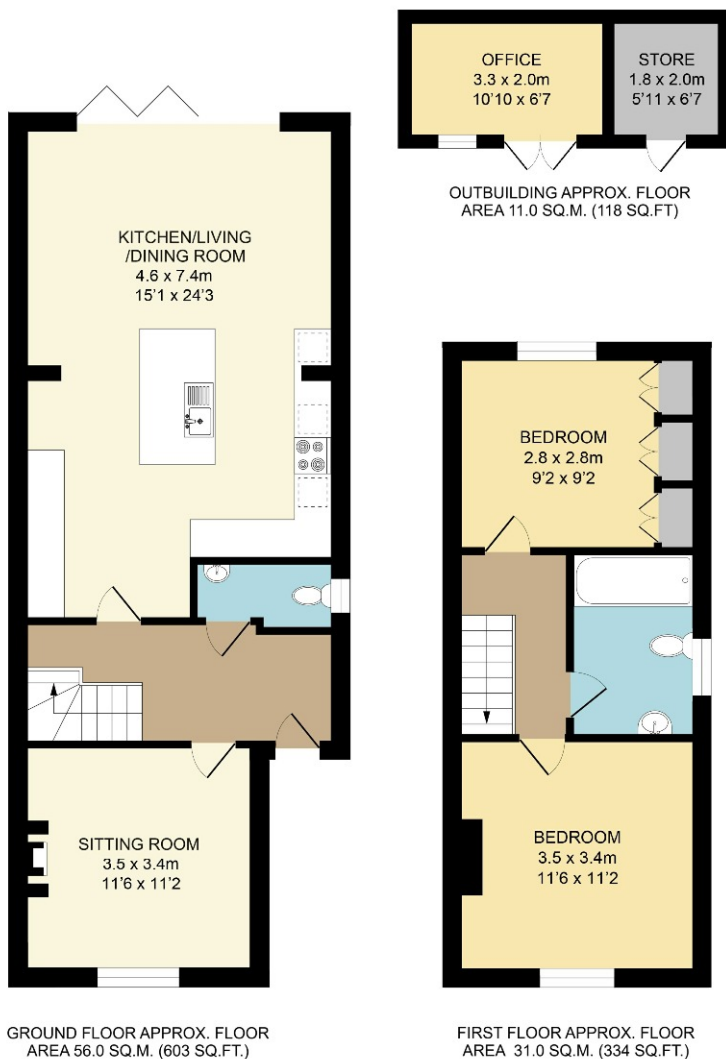
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





TOTAL APPROX. FLOOR AREA 98.0 SQ.M. (1055 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
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