



Dudley
**Singleton
& Daughter**
The Country Agent



17 Meadowside Road • Pangbourne

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A pretty, 2 bedroom semi-detached, late Victorian house, situated towards the end of a quiet cul-de-sac, on this sought-after road within the heart of the village.

829 sq ft / 77 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





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A pretty, 2 bedroom semi-detached, late Victorian house, situated towards the end of a quiet cul-de-sac, on this sought-after road within the heart of the village.

The property is set on a corner position with pretty gardens to the front and side and spacious gardens to the rear. The house still retains many of its period features.

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.

Meadowside Road has a footpath giving access to the Pang Meadows, perfect for walks. And a short walk through the village to the riverside playing fields and river meadows offering the Thames Path, a children's play area, tennis courts and club, football pitches, a bowling club and Pangbourne Adventure Dolphin centre.

Special features:

- The sitting room has an open fire presently fitted with a wood burning stove and double aspect windows



- Dining room has a fireplace with original Victorian style surround and mantle, double aspect windows giving lots of light
- Sitting room, reception hall, and dining room have oak plank flooring
- Both bedrooms are doubles, and feature decorative period fireplaces
- First floor bathroom has been recently refitted
- The kitchen is fitted with painted units, ceramic hob, double oven, fitted fridge and freezer, dishwasher, and there is plumbing for a washing machine. Stable door giving access to the garden room
- The garden room, has heating, primary double-glazed windows, and a pair of French doors giving access to the rear garden
- Radiators have been replaced throughout the property in the Victorian style
- The windows throughout have been replaced with primary double glazing
- Most doors are original stripped pine

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

Gardens: Pretty front gardens to the front and side. The rear garden is spacious and has a wide patio for summer dining. Mostly laid to lawn with raised beds, a raised decking area with a mature holly to one side, and a timber garden store. Parking for one small car to the side of the property. Unrestricted parking immediately outside the front of the house.



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. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.

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 7NG

Tenure: Freehold

Some material information to note:

Mains electricity, gas, water and drainage

Gas central heating

Broadband FTTC

EPC Rating: tbc **Council Tax Band:** West Berkshire, Band D

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

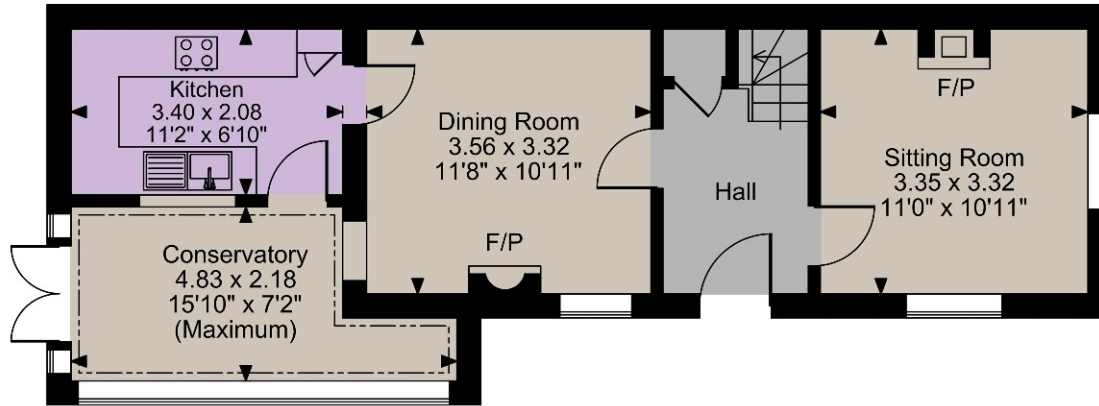
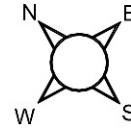




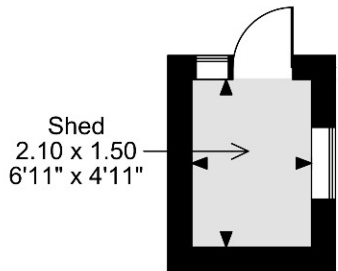
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Meadowside Road, Pangbourne
Main House internal area 829 sq ft (77 sq m)
Shed internal area 34 sq ft (3 sq m)
Total internal area 863 sq ft (80 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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!7 Meadowside Road

Beautiful walks only a minute walk
from 17 Meadowside Road
at The Pang Meadows

Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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