

80 Bourne Road • Pangbourne • Berkshire

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An attractive, beautifully fitted, 4-bedroom semi-detached house, with spacious accommodation, to include an excellent ground floor annexe.

1,355 sq ft / 126 m²
(all measurements are approximate)

Walking distance 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

An attractive, beautifully fitted, 4-bedroom semi-detached house, with spacious accommodation, to include an excellent ground floor annexe. Occupying a corner position with the driveway giving off street parking.

Located near to the village primary school, and a short walk to a fabulous selection of specialist shops, supermarket, health centre, pubs, restaurants and the River Thames.

The station is a 15-minute walk and offers fast, direct services to Reading and London Paddington, with easy access to the Elizabeth Line at both. Bus services nearby giving easy access to Reading.

Special features:

- The spacious sitting room is double aspect, with a wood burning stove on a slate hearth, and beam across the mantel
- Conservatory with French doors leading directly to the rear gardens
- The kitchen is well-fitted with good quality modern units, Neff double oven, Bosch fitted dishwasher, hardwood working surfaces, plenty of room for a large fridge/freezer, window looking through the conservatory to the rear garden
- Utility room with plumbing for washing machine and tumble dryer, cupboards and sink unit. This room could easily be a kitchen to the annexe if required
- First floor family bathroom containing a whirlpool style bath, and thermostatic shower over
- Ground floor shower room
- Bedroom 1 is spacious, with window overlooking the front garden
- The windows have been replaced throughout with primary double glazing

Summary of accommodation: Ground floor; Sitting room, kitchen, conservatory, reception hall, ground floor bedroom, dining room, utility/possible annexe kitchen, shower room.
First floor: 3 bedrooms, family bathroom.

Gardens: Spacious gardens to the front. Rear garden with lawns, a summer house, a greenhouse and store. At the end of the garden is a gate giving access to a tarmac private driveway belonging to the property, which can park at least two cars.
High fencing gives seclusion from the neighbour's garden, and a large terrace will be found to the front of the conservatory. The front garden is presently used as the vegetable growing area.





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.

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 buses to neighbouring towns, and fast train services to London Paddington, Oxford, and Reading (Elizabeth Line).

Schools: Pangbourne Primary School is a short walk, and there are a number of state and independent schools in the area.

Post Code: RG8 7JS

Tenure: Freehold

General:
Gas central heating
Mains water, electricity, gas and drainage
Broadband connected FTTC
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: tbc

Council Tax Band: West Berkshire, Band E

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






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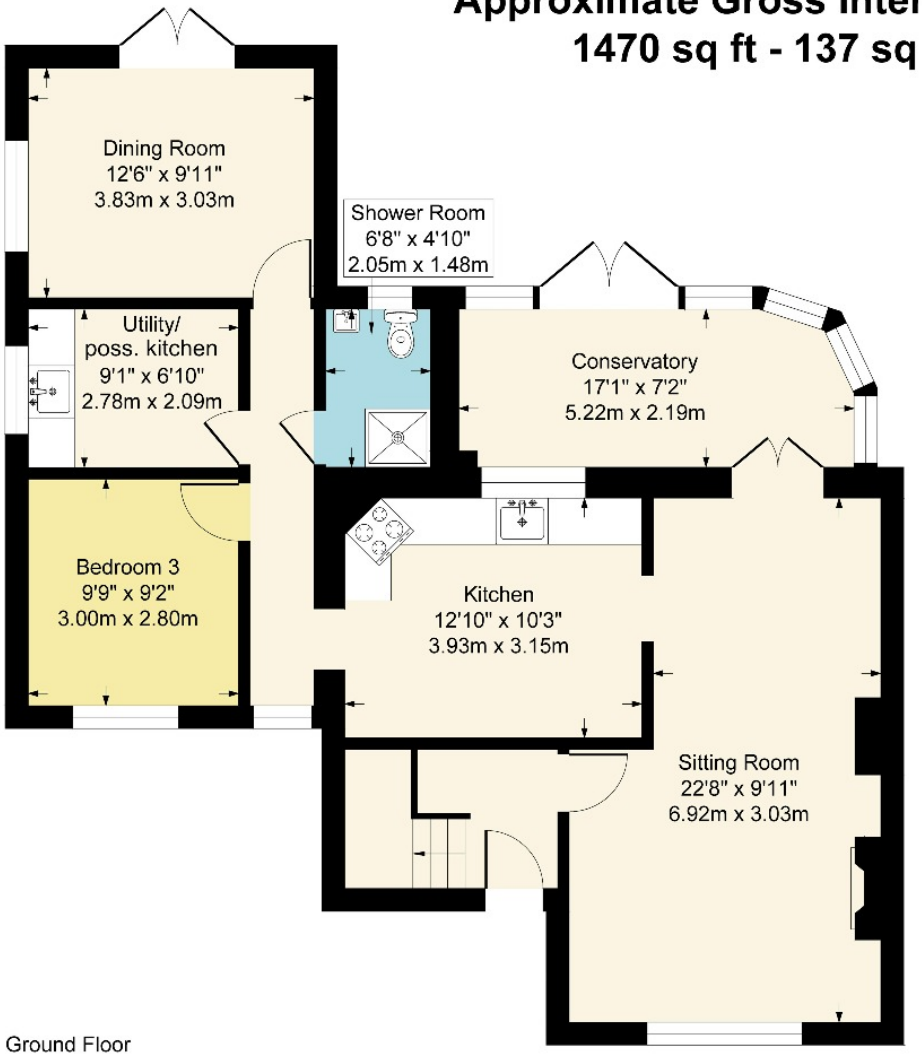




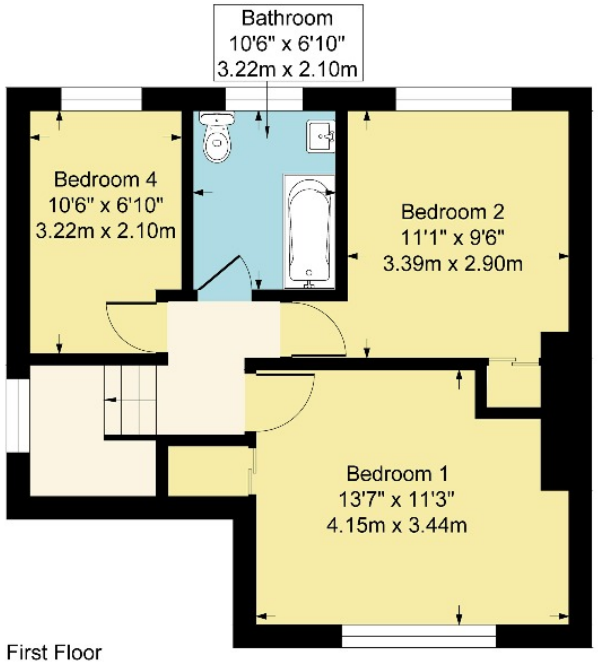


Approximate Gross Internal Area
1470 sq ft - 137 sq m

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Ground Floor



First Floor

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.

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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