

11 Thames Avenue



11 Thames Avenue • Pangbourne • Berkshire

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A splendid detached 5 double bedroom, 3-bathroom Victorian house, set within the heart of the village, with a large garage and off-road parking. Overlooking, and with access to the Pangbourne Meadows, the River Thames and playing fields.

2,811 sq ft / 261 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) • Heathrow 45 mins drive (all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Occupying an important corner position in the highly sought-after Thames Avenue, the property has undergone substantial improvement and extension over recent times and is in marvellous order throughout.

The gardens to the front and rear are secluded and private with high hedges and fencing. The rear garden is approximately 90ft long, with a large walled and paved area, which is a natural sun trap.

There is paved access from the patio area to both the gym/office building and the large garage which have power and lighting. The garage has access from the road, with off-road parking outside the garage, exclusively for use by this property.

Easy level walking distance to the village primary school, a fabulous selection of specialist shops, health centre, pubs, and restaurants. The station is a 5-minute walk and gives fast commuter links to London Paddington. The playing fields and riverside meadows offer wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre for canoeing, kayaking, SUP tuition, and a climbing wall.

Special features:

- Tremendous attention has been paid to preserving the original features of this charming Victorian house to include the large bay windows to the reception rooms
- The spacious kitchen/breakfast room with its high ceilings is a fine addition to the accommodation. With bi-fold doors opening onto a terrace for summer dining,

and a further terrace for BBQs, this area is very light and bright, with underfloor heating

- The kitchen is comprehensively fitted with modern cupboards, fitted dishwasher, and Rangemaster Toledo cooking range
- Sitting room with pretty bay window, fireplace fitted with a wood burner, flanked by fitted bookshelves and cupboards
- Dining room has an open fireplace fitted with coal effect gas fire (not currently used), and stripped pine flooring
- Original Victorian staircase to the first floor, and a further staircase has been introduced to gain access to bedroom 1 on the second floor
- Bedroom 1 is a recent luxurious addition, with double-glazed French doors with Juliet balcony, a large dressing area with built in wardrobes and a luxuriously fitted modern shower room with under floor heating. Both rooms have splendid views over the meadows to the Thames
- The hall has walnut flooring
- Bi-fold doors between the sitting room and family room
- Ground floor reception room windows all have plantation shutters
- First floor windows are replacement timber sash windows in keeping with the period
- All the bathroom/shower rooms have been refitted to a high specification
- Detached coach house in rear garden of the property could be converted to ancillary accommodation to the main house if required (subject to LAPP). Currently useful for storage



Summary of accommodation: Reception hall, sitting room, family room, dining room, kitchen/breakfast room, utility room, ground floor shower room/WC, 5 bedrooms (one currently used as a study), family bathroom, ensuite shower room and dressing area to bedroom 1. Gym/garden office. Large garage. Detached coach house.

Gardens: Private and secluded gardens to both front and rear. The rear garden has a large well-maintained lawn, three seating areas for BBQs and summer dining, shrubberies, fruit tree, detached garage and gym/garden office with power and lighting.

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.

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

Excellent schools: Pangbourne Primary School and Pangbourne College are 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. There are bus pick up points in Pangbourne for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey.

Directions: The property can be found at the end of Thames Avenue, the last property on the left-hand side.

Post Code: RG8 7BU **What3words:** crumbles.couriers.clouding

Tenure: Freehold.

Some material information to note:

Mains water, drainage, gas, and electricity. House was completely re-wired in 2008
Water softener, zoned central heating, boiler & hot water cylinder replaced in 2019
Parking on land adjacent to property and in front of the large garage
Accessibility; step free access from the street to the inside of the property
WIFI connected, FTTC. Mobile signal is dependent on provider.

The house has not flooded

Property construction is brick under a tiled roof

It is not within a conservation area, but is in an AONB

It is not a listed building

There are no Tree Preservation Orders

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, Band F

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

Note. Some library photos used



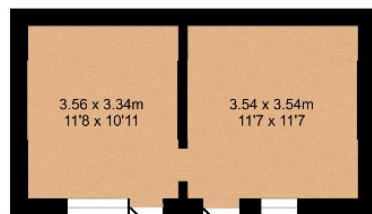
Bedroom 1 dressing room



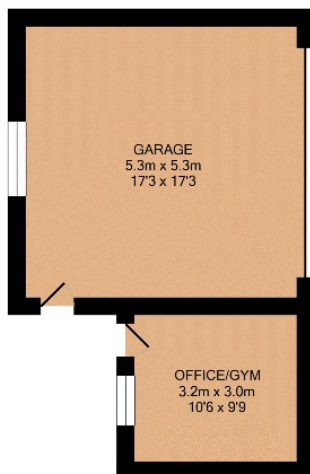
Bedroom 5



The Old Coach House/Outbuilding/Storage
Potential for ancillary accommodation to the main
house if required (subject to planning permission)

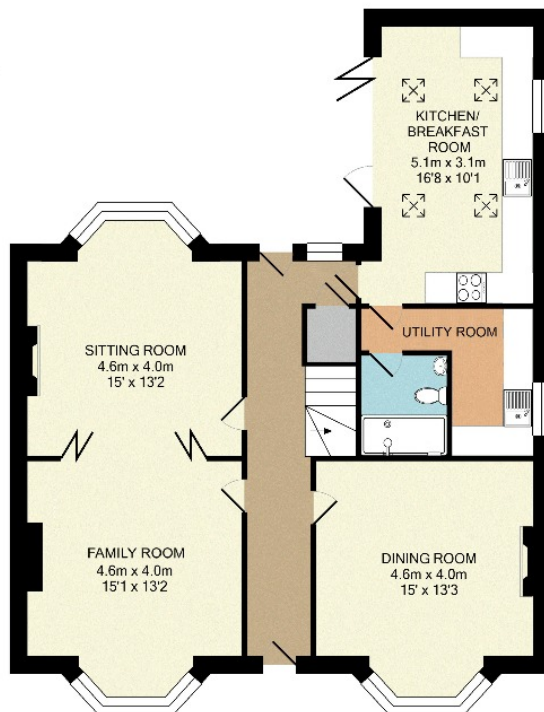


THE OLD COACH HOUSE APPROX. FLOOR
AREA 25.1 SQ.M. (270 SQ.FT.)

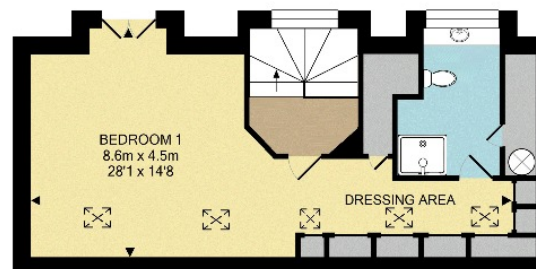


OUTBUILDING APPROX. FLOOR
AREA 37.8 SQ.M. (407 SQ.FT.)

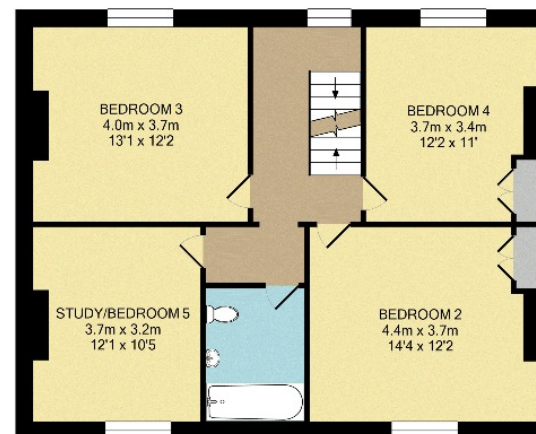
TOTAL APPROX. FLOOR AREA 261.1 SQ.M. (2811 SQ.FT.)
All measurements of doors, windows, rooms and any other items are
approximate and no responsibility is taken for any error, omission
or mis-statement. This plan is for illustrative purposes only
and should be used as such. Not to scale.
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GROUND FLOOR APPROX. FLOOR
AREA 89.7 SQ.M. (966 SQ.FT.)



SECOND FLOOR APPROX. FLOOR
AREA 36.8 SQ.M. (396 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 71.7 SQ.M. (772 SQ.FT.)



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