



70 Reading Road • Pangbourne • Berkshire

A very pretty 2/3 bedroom Victorian house, only attached on one side, an end of terrace set within the heart of the village set within the heart of the village.

Set well back from the road, with pretty gardens to front and rear, and a purpose-built detached office in the rear

1,024 sq ft / 95 m²

(all measurements are approximate)

Within the heart of the village, walking distance to schools, shops, amenities, and train station • Train journey to London Paddington approx. 47 minutes • Reading 6 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Typical of the period, with high ceilings, large sash windows giving lots of light, with the more recent additions to include a reception hall and front entrance, as well as an extension to the kitchen/dining room. The extensions have seen the tasteful use of old stock brick and slate to harmonise properly with the original building.

The interior has retained many of the original features, with a pretty bay window and planked flooring in stripped, polished pine, and a Victorian style open log fire to the sitting room.

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 10-minutes' walk, and gives fast commuter links to London Paddington (Elizabeth Line).

Special features:

- Family room has a pretty open fireplace, stripped pine flooring and original naturally polished pine cupboards to one side of the fireplace. The original window overlooks a small courtyard
- Kitchen/dining room with polished terracotta tiled flooring, fitted SMEG 5 ring gas hob, electric oven, hardwood working surfaces. Double aspect windows give lots of light and a stable door gives access to the rear garden
- Both bedrooms are doubles with large sash windows and bedroom 1 has a large ensuite bathroom.



- Modern shower room to ground floor, ensuite bathroom to first floor with a Victorian enameled bath
- Open fireplaces to sitting room and family room
- Pretty double-glazed windows throughout
- Windows throughout replaced with double glazed units.
- New boiler replaced in 2023, and water softener installed
- Front door and back doors have been replaced in 2025
- A number of naturally stained and polished original doors
- Large entrance reception area
- Off-road parking for two cars
- Quarry tiled flooring in the Victorian style in the reception hall
- There is a very large loft area which could be converted to an attic room to be accessed via a ladder from the wardrobe of bedroom 1 (subject to LAPP)

Summary of accommodation: Entrance porch, sitting room which has also been used in the past as a 3rd bedroom using the ground floor shower room, family room, kitchen/dining room, two double bedrooms, large ensuite bathroom to the principal bedroom, detached office building in rear garden.

Gardens: The front garden has a winding old brick cobble edged path from the separate, double off-road car parking area owned by the property. There are pretty gardens to the front and rear and the property is set quite a long way back from the road with well-maintained lawns, and shrubberies. The rear garden is fully fenced and



has an astro-turf lawn area ideal for children to play on with a beautiful wisteria and bay tree.

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.

Excellent schools: Pangbourne Primary School is a short walk. Pangbourne College, Bradfield College, St Andrew's Prep School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are all within 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: From the heart of the village, with Costa Coffee on your right, pass the police station on the left and the property will be found on the right-hand side.

Some material information to note:

Mains gas, electricity, water, and drainage

Water softener

Broadband connected

Flood risk summary is very low

Property construction is brick under a tiled roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Note: Some library photos used in the marketing.

Post Code: RG8 7JE

Tenure: Freehold

EPC Band : E Potential EPC band : C

Local Authority and Council Tax Band: West Berkshire, Band D





Dudley
**Singleton
& Daughter**
The Country Agent

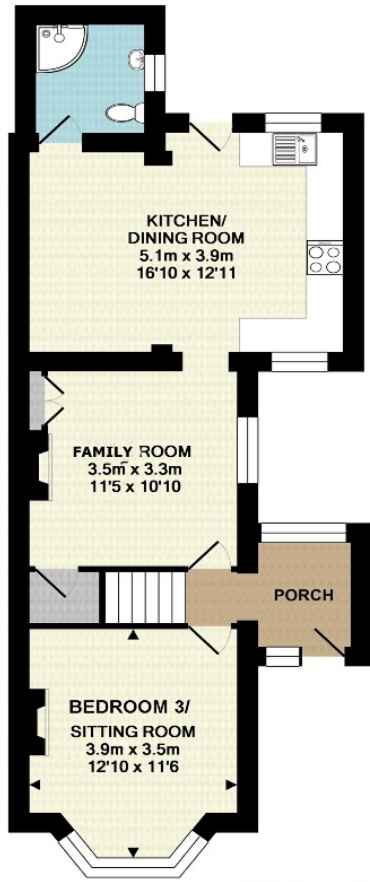


GROUND FLOOR
APPROX. FLOOR
AREA 55.1 SQ.M.
(594 SQ.FT)

OFFICE
APPROX. FLOOR
AREA 7.0 SQ.M.
(75 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 32.9 SQ.M.
(355 SQ.FT)



70 Reading Road

TOTAL APPROX. FLOOR AREA 95.0 SQ.M. (1024 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.

Produced for Singleton and Daughter Estate Agents



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

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