



Dunheved • Cedar Drive • Pangbourne

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A splendid, unique, 6-bedroom character country house, constructed in 1996 to a very high specification. Enjoying complete peace, and sleepy rural serenity, situated on high ground in an exclusive no-through road.

**Gardens & Grounds : 0.423 acre / 0.171 ha**

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**6,209 sq ft / 577 m<sup>2</sup>**

(all measurements are approximate)

Pangbourne village centre, a few minutes' walk to shops & train station • Fast trains to London Paddington (47 minutes)

• Reading 6 miles • M4 (junc 12) 4 miles • Heathrow 45 mins drive

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Your attention is drawn to the important notice on page 7





Dunheved is a truly wonderful and spacious family house, created and maintained with love and care, with little thought of the expense. Completely unique, very safe for children and pets, and will welcome another family and accommodate all ages in comfort.

This is a delightful house for entertaining. The main reception rooms, and the open plan kitchen, dining/living areas and conservatory which all open onto the wide terracing to the rear, creates a wonderful space for family and guests alike, with views of the landscaped gardens, grounds and surrounding countryside.

This is a very peaceful and private location, and yet still within the heart of this famous Thameside village. Within easy walking distance of specialist shops, riverside pubs, restaurants, the River Thames, a highly regarded primary school, church, amenities and a train station with fast commuter links to Reading and London Paddington (Elizabeth Line).

#### Special features:

- Fabulous first floor games/music room with beamed ceilings and galleries overlooking the main reception rooms. This is a spectacular room with hardwood parquet flooring and lots of light
- The kitchen/dining/living rooms are the spectacular hub of the house. The kitchen area is large and beautifully fitted with Corian work surfaces, two sink units, suite of fitted NEFF appliances, including induction hob and large warming drawer, Fisher & Paykel fridge freezer, wine rack and a breakfast bar
- Large walk-in pantry with hot and cold water outlets
- At the rear of the kitchen is the conservatory with two sets of bi-fold doors that open onto the rear terrace and gardens

- Impressive principal bedroom suite with large ensuite with walk in shower and bath, dressing room, fitted wardrobes and French doors which open onto the front garden terrace
- Open wood fires, to the main reception rooms
- Wonderful views throughout the house on all sides afforded by large windows and motor driven Velux windows with rain sensors
- Extravagant use of stone, brick and timber, to harmonise with the surrounding countryside
- The lower ground floor area, which is approximately 1,200 sq ft, might be easily converted into a self-contained annex if required, with its own front door
- Imposing large and light reception hall
- Wrap-around composite decking to the front and side
- CCTV and alarm

#### Summary of accommodation:

Ground floor: Reception hall, drawing room, dining room, sitting room, snug, kitchen/conservatory, principal bedroom suite with dressing room and ensuite bathroom, study/bedroom, bedroom 2 with ensuite bathroom having Jack and Jill access from reception hall and cloakroom.

First floor: 3 bedrooms, family bathroom, large landing, games/music room and a TV/playroom.

Lower ground floor: Boot room, utility room, large office, shower room with WC, boiler room, large store and integral double garage with electric up and over doors.

**Gardens:** The gardens are very private and have been landscaped with care. With lawns, flowering trees and shrubs and a large forecourt with plenty of car parking for visitors to the front.



To the rear there is a pretty terrace running the width of the house, for summer entertaining, large lawns, brick barbecue area, two garden sheds and in one corner overlooking the lawns, a summer house.

**Local facilities:** Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, barbers, restaurants and riverside pubs. By the River Thames there are riverside meadows, part-owned by the National Trust, the Thames Path. A children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering various sporting activities including canoe and climbing tuition.

Beale Wildlife Park & Gardens is a lovely place for young families with amazing animals, birds, gardens, play parks, a splash pool and a miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

Pangbourne offers superb transport links with a fast train service to Reading and London Paddington which both access the Elizabeth Line. Waitrose and Sainsbury's Superstore are within easy driving distance.

**Excellent schools:** Dunheved is located within easy reach of a number of fine schools and Pangbourne College is within walking distance. Just a short drive are: Bradfield College, St Andrew's Preparatory School, Brockhurst & Marlston House Schools, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School. 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. Pangbourne Primary School has foundation stage 1.

**Postcode:** RG8 7BH **Tenure:** Freehold

**General:**

Mains water, drainage, electricity and gas  
Central heating is under floor to kitchen/dining/living, conservatory, reception rooms, reception hall and principal ensuite. The remainder of the accommodation has water-filled radiators. The two systems can be programmed to run independently of each other.

Water softener and pressurized mains water system

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 H

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

**Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,**

No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

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info@singletonanddaughter.co.uk

**Websites:** singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

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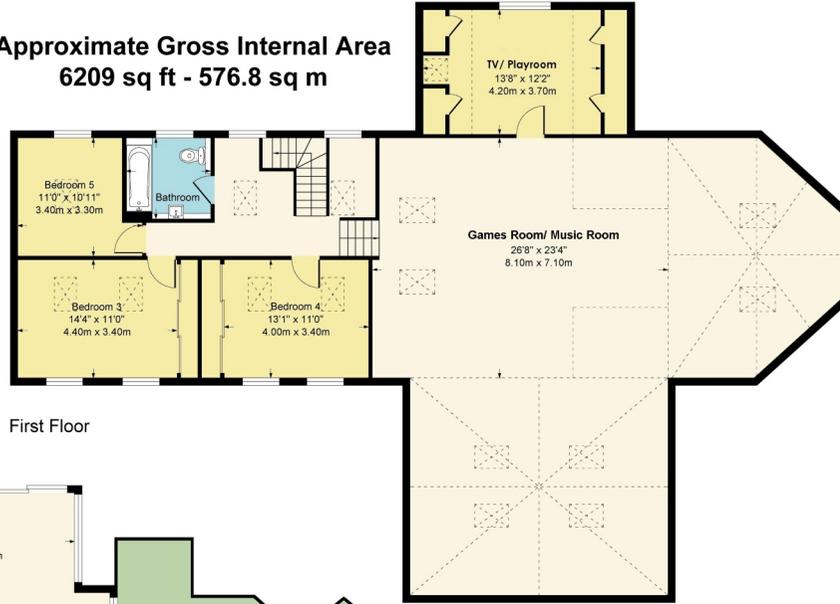






Lower Ground Floor

**Approximate Gross Internal Area  
6209 sq ft - 576.8 sq m**



First Floor



Ground 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.



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**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.





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

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