



Rookery • 2a Woodview • Pangbourne

2a Woodview • Pangbourne • Berkshire

Within the heart of the village • Walking distance to shops, amenities & train station

403 sq ft / 37 m² (all measurements are approximate)

A unique detached 1 bedroom property, in a quiet location in the heart of the village with its own private off-road parking space, garden and underfloor heating throughout.

This is an extremely light, bright and energy efficient property, with lots of south facing windows overlooking the gardens, yet due to the clever design, it maintains its privacy from neighbours. French doors open from the kitchen/living area onto a lovely stone terrace, perfect for summer dining, with side access to the off-road single parking space.

The kitchen/living area is spacious with high ceilings, and can easily accommodate a dining table as well as sofa/easy chairs. The kitchen has white high gloss units, a double oven with grill, 4 ring ceramic hob, extractor fan, large fridge/freezer, washing machine, and lots of cupboards and drawers.

The double bedroom has a single French door which opens onto an outside space, with a window overlooking the rear garden. A modern ensuite with a large shower with sliding door, a large Velux window giving lots of natural light, wall hung WC, heated towel rail, a large sink with vanity unit and underfloor heating.

This delightful detached property would suit a professional, or professional couple.

Special features:

- Spacious, light and bright throughout
- High energy efficiency with low energy lighting
- Modern fittings with underfloor heating throughout
- South facing garden area with stone patio
- High performance double glazing throughout
- Private off-road parking space, & additional unrestricted parking on the surrounding roads

Local facilities: Pangbourne is a lovely village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, hairdressers, river-side pubs and fine restaurants.

The River Thames runs through the village and has river-side meadows, tennis courts & football pitches.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading, as well as buses to all local areas.

Directions: From the centre of Pangbourne, follow the road towards Reading, and on the right-hand side will be a Londis convenience shop and Horseshoe Road. Turn up this road, following Horseshoe Road round to the left. Turn into Woodview Road, and the property will be found on the right-hand side, just after The Laurels.

Post Code: RG8 7JN

Services: Mains water, drainage, electricity and gas.

EPC Rating: C

Council Tax Band: West Berkshire, Band B

Deposit: A holding deposit equivalent to 1 weeks rent to secure the property. A damage deposit equivalent to 5 weeks rent will be held by the Government approved Deposit Protection Service.

Rent: to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent and does not include any additional services such as council tax, utility charges, telephone, broadband or TV services.

Tenancy Information: The following are permitted payments which we may request from you:

- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Deposit Protection Service
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax
- g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

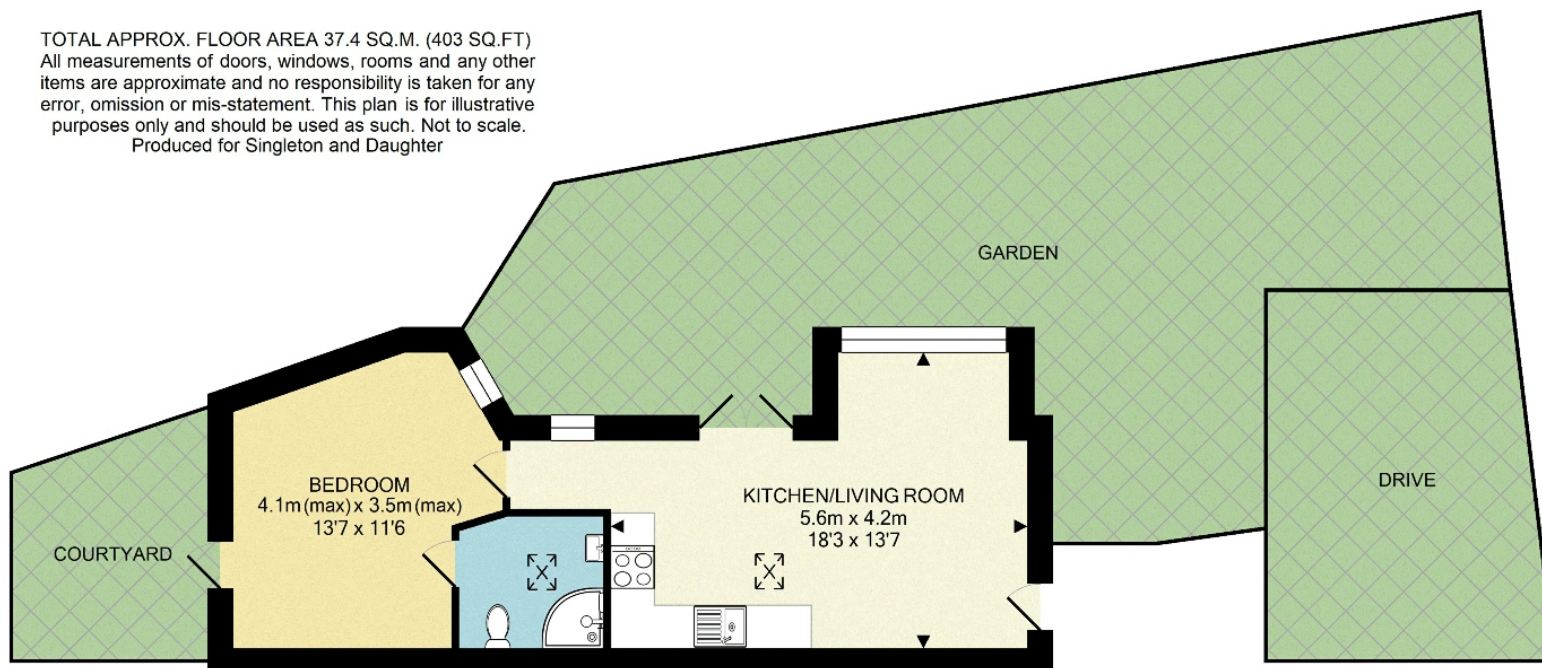
Please advise us if you believe you have an adverse credit history which could include County Court Judgements, CCJ's.

Dudley Singleton & Daughter are members of the National Association of Estate Agents/Propertymark and The Property Ombudsman



Your attention is drawn to the important notice on page 3

TOTAL APPROX. FLOOR AREA 37.4 SQ.M. (403 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



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IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors/landlords 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/tenants, 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 thicknesses, 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/let. 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/tenants 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/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.





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