



Dudley
**Singleton
& Daughter**
The Country Agent



5 Meadowside Road • Pangbourne

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A beautifully fitted and decorated, 2 bedroom semi-detached late Victorian house.
Situated in a peaceful location, within a cul-de-sac, in the heart of this famous Thameside village.

785 sq ft / 73 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) (all distances/timings approximate)

Your attention is drawn to the important notice on page 7





In first class order throughout, the décor is simple and attractive. This is a house which is ready to move into, and with the potential of a double storey side extension (subject to LAPP).

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 5-minute walk and gives fast commuter links to London Paddington.

Situated across from a footpath to open fields, and a short walk through the village to the riverside playing fields and meadows offering wonderful walks, a children's play area, tennis courts, football pitches, a bowling club and Adventure Dolphin centre for canoeing, kayaking, SUP tuition, and climbing wall.

Special features:

- Very pretty modern kitchen with traditional red tiled flooring, and door to sun terrace. Bosch appliances, plumbing for washing machine, and space for fridge freezer
- Sitting room with large window overlooking the front garden, original open fireplace with exposed brick, chimney lined ready for a wood burning stove if required
- Glazed panel Victorian style entrance door
- Spacious reception hall with cloaks hanging rail

- Dining room with stripped pine and polished flooring, brick open fireplace with mantle, windows overlooking the side and garden
- 2 double bedrooms, both with original polished pine flooring
- Stripped pine paneled doors to first floor
- Modern well-fitted bathroom with bath with thermostatic shower over, and ladder rack towel rail
- Primary double glazed replacement windows throughout

Summary of accommodation: Reception hall, dining room, kitchen, sitting room, 2 double bedrooms, first floor bathroom.

Gardens: Pretty front garden laid to lawn with attractive picket fencing, wide off-road car parking area with EV charging point. Rear garden with stone paved terrace, large timber garden store, well-maintained lawns, high hedges, and fencing giving seclusion, a pair of raised bed vegetable gardens, herbaceous border to side, three trained apple trees. Power and water.

Note. On-street resident's parking permits available if required.

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.



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.

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 a fast train service to London Paddington, Oxford, and Reading (Elizabeth Line).

Schools: Pangbourne Primary School is a short walk, and Pangbourne College is 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.

Post Code: RG8 7NG

What3words: trudges.deduct.cooks

Tenure: Freehold

Some material information to note:

Gas central heating

Mains electricity, water, and drainage

EV charger and driveway parking

Gigaclear high speed broadband connected FTTP

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

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

EPC Rating: D

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

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

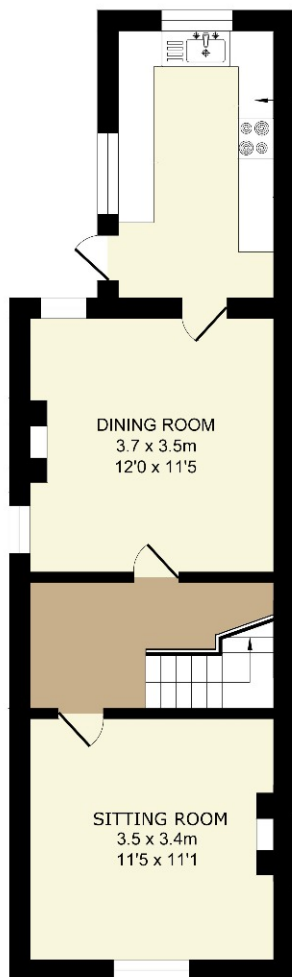




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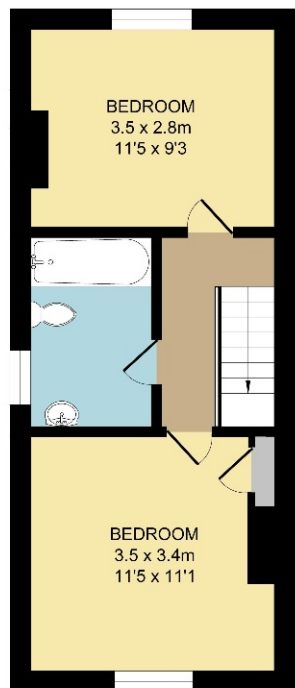


FIRST FLOOR APPROX. FLOOR
AREA 32.0 SQ.M (344 SQ.FT.)



KITCHEN
3.8 x 2.2m
12'6 x 7'3

GROUND FLOOR APPROX. FLOOR
AREA 41.0 SQ.M. (441 SQ.FT.)



BEDROOM
3.5 x 2.8m
11'5 x 9'3

SITTING ROOM
3.5 x 3.4m
11'5 x 11'1

BEDROOM
3.5 x 3.4m
11'5 x 11'1

TOTAL APPROX. FLOOR AREA 73.0 SQ.M. (785 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.

www.singletonanddaughter.co.uk



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