



Ivy Villa • 17 Thames Avenue • Pangbourne • Berkshire

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Easy walking distance to station, shops and schools. Reading 6 miles, M4 (junc 12) 10 minutes' drive
(all distances/timings approximate)

One of the largest Victorian houses in this sought after, no-through road.
Excellent family accommodation over 3 floors, with potential for further extension (subject to LAPP).

1,837 sq ft / 170 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Ivy Villa is one of the largest Victorian houses in Thames Avenue, constructed on 3 floors. It looks straight down Thames Avenue, and therefore has an open aspect. To the rear it backs onto and overlooks the playing fields and riverside meadows, and there is a private gate at the end of the garden for easy access.

This is a very attractive Victorian property, with later additions. It is spacious, with large windows giving lots of light and high ceilings. This is an excellent family house.

Set in one of the most popular roads in the heart of the village. Within easy level walking distance to station, shops, schools, and the River Thames.

In 2022, a new roof was fitted, with additional insulation to the 2nd floor rooms, and the chimneys repointed. There is lots of potential to extend the property to the side and rear to incorporate the existing lean to building, and kitchen/breakfast room to create a large kitchen/living room (subject to LAPP).

The sitting room is very large and creates an impressive reception room, extending to some 31 feet in length and was originally two rooms. A steel support was, at great expense, invisibly embedded into the ceiling so that the dividing wall could be removed.

This dividing wall could very simply and inexpensively be re-instated creating two rooms again if required, as two separate doors give access and both rooms would benefit from each having a beautiful art-deco fireplace.



Within easy 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 nearby playing fields and riverside meadows offer wonderful walks, the Thames Path, 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. There is also plenty of on street parking in Thames Avenue.

Special features:

- The huge potential to extend the property to the side and rear (subject to LAPP)
- The splendid and spacious reception room which can either remain as one room, or be reinstated to create two reception rooms
- The kitchen/breakfast room has plenty of storage space, a double electric oven, gas hob, fridge/freezer, dishwasher, washing machine
- Kitchen/breakfast room has French doors opening onto a terrace area in the rear garden for summer dining
- Spacious principal bedroom with fitted wardrobes and large bay window
- The existing shower room could very easily be made into an ensuite by simply putting in a door in the corridor access on the landing to bedroom 1, if required
- The shower room and bathroom have been refurbished to a high standard
- Principal bedroom bay window has been replaced with double glazed sash window units. Most of the remaining windows are UPVC
- Two of the bedrooms are very large, and bedroom 4 is often used as an office



- All the bedrooms have fitted wardrobes/storage
- Plenty of scope to add a garden office/studio (subject to the necessary consents)

Summary of accommodation: Entrance hall, sitting room with dining area, kitchen/breakfast room, cloakroom, 4 bedrooms, family bathroom, shower room, lean to building.

Gardens: Front garden with side access, pretty rear garden with flower beds and lawned area, private gate giving direct access to the riverside meadows/playing fields.

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.

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

Excellent schools: Pangbourne Primary School is a short walk and offers foundation stage 1, 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. 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 offices of Dudley Singleton & Daughter, turn left and left again at the mini roundabout. At the next mini roundabout turn left at The George Hotel, under the railway bridge and turn first right into Thames Avenue and number 17, Ivy Villa will be found at the end of the road, facing you.

Post Code: RG8 7BY

What3words: thatched.recapture.jump

Tenure: Freehold

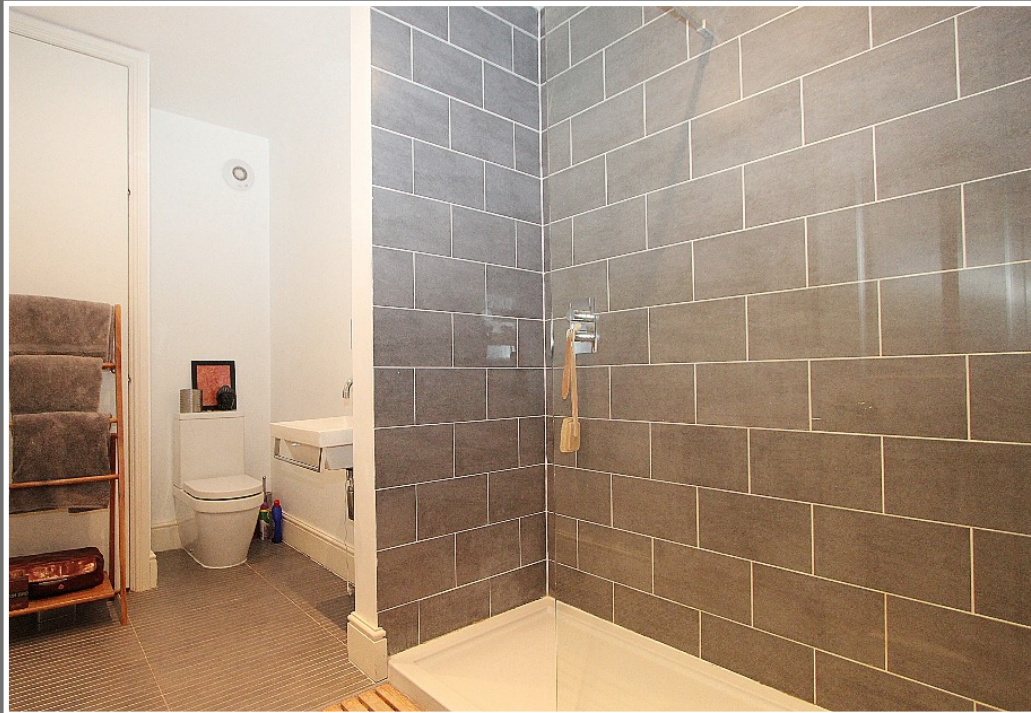
Note. Some library photos used.

Local authority and Tax Band: West Berkshire Council, Band E

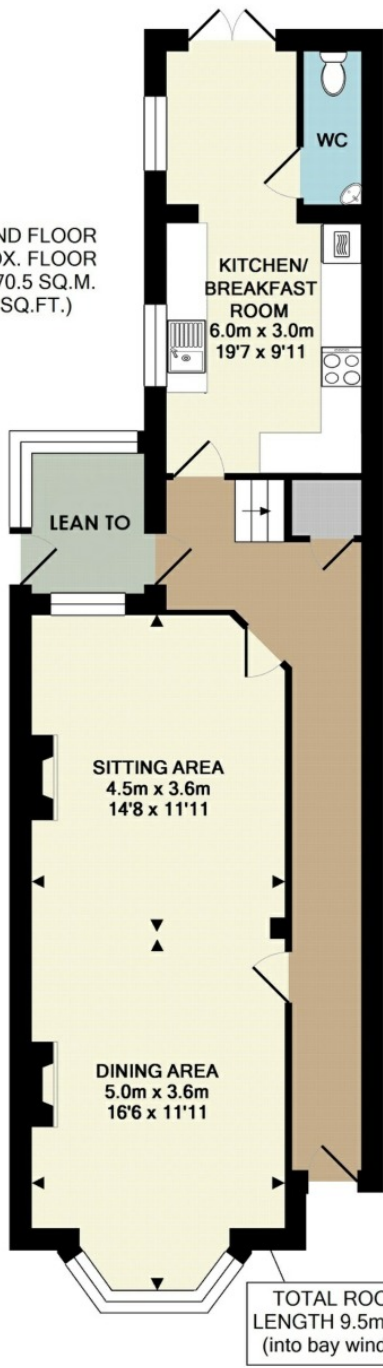
Services: Mains drainage, water, electricity, and full gas central heating.

EPC Rating: E

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



GROUND FLOOR
APPROX. FLOOR
AREA 70.5 SQ.M.
(759 SQ.FT.)

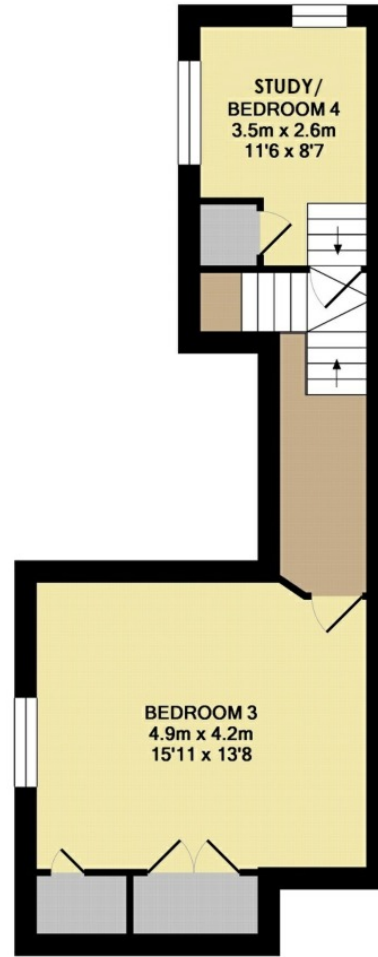


TOTAL ROOM
LENGTH 9.5m/31'2
(into bay window)

1ST FLOOR
APPROX. FLOOR
AREA 60.1 SQ.M.
(647 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(431 SQ.FT.)



TOTAL APPROX. FLOOR AREA 170.6 SQ.M. (1837 SQ.FT.)

All measurements of doors, windows 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





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

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