



# Ridgeway House

Pangbourne, Berkshire



BNP PARIBAS GROUP 

## A stylish detached five-bedroom property located on the fringes of a desirable Thameside village

A handsome double-fronted property providing elegant neutral décor and quality fixtures and fittings throughout. It sits on a sought-after road off Pangbourne Hill, less than half a mile from a thriving village High Street, with a footpath leading to the mainline station. There is easy access to the motorway network and further town centre amenities.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DRIVEWAY**



**GARDEN**



**FREEHOLD**



**EDGE OF VILLAGE**



**3,180 SQ FT**



**GUIDE PRICE  
£1,700,000**



### The property

Ridgeway House is an attractive family home offering over 3000 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive environment for family living and entertaining, the property offers modern amenities, quality fixtures and fittings and a wealth of wooden flooring throughout.

The accommodation flows from a welcoming reception hall with useful storage and stairs rising to the first floor. It briefly comprises a rear aspect room, currently used as a gym, with walk-in storage and French doors to the rear terrace together with a dual aspect family room. Doors from the flexible family room open to drawing and kitchen/breakfast rooms. The triple aspect drawing room has an exposed brick fireplace with woodburning stove. The L-shaped triple aspect kitchen/breakfast room features parquet flooring, a partially vaulted ceiling, a large central island with breakfast bar, complementary worktops, and splashbacks, modern integrated appliances

including a wine chiller, space for a dining/seating area, French doors to the rear terrace and an interconnecting fitted utility room.

The ground floor accommodation is completed by a bedroom wing. It houses a dual aspect principal bedroom with full-height glazing incorporating French doors to the rear terrace, a substantial dressing room and an en suite bathroom with twin sinks, a freestanding bath, and a separate shower. There are two further ground floor bedrooms, one also with French doors to the rear terrace, and a fully tiled family bathroom, also with bath and separate shower.

The property's two remaining double bedrooms can be found on the vaulted first floor. Both benefit from dressing rooms and en suite shower rooms.



## Outside

Set behind an area of gently sloping lawn and having plenty of kerb appeal, the property is approached over a side driveway providing private parking and benefitting from an EV charging point. It gives access to an external store, converted from a garage and incorporating a hobby room with a separate side entrance, and to a block-paved path leading through mature hedging to the front porch.

Set against a backdrop of mature hedging, the well-maintained part-walled garden to the rear is laid mainly to raised level lawn bordered by well-stocked flower and shrub beds. It features a woodchipped children's play area and a generous paved and gravelled terrace, ideal for entertaining and al fresco dining.

## Location

Ridgeway House is situated in the picturesque village of Pangbourne, set on the banks of the River Thames and adjacent to the stunning North Wessex Downs Area of Outstanding Natural Beauty. The village provides a range of local amenities, including independent shops, cafés, pubs, and a primary school. Pangbourne also benefits from excellent transport links, with a mainline rail station offering direct services to London Paddington in under an hour. For more comprehensive shopping and services, Reading provides extensive facilities and transport connections.

The surrounding area is renowned for its scenic walks, riverside paths, and outdoor recreational opportunities, making it a highly sought-after location for village living within easy reach of the city.



## Distances

- Pangbourne 0.5 miles
- Reading 6.8 miles
- London Heathrow Airport 37.4 miles
- Central London 50.3 miles

## Nearby Stations

- Pangbourne
- Reading

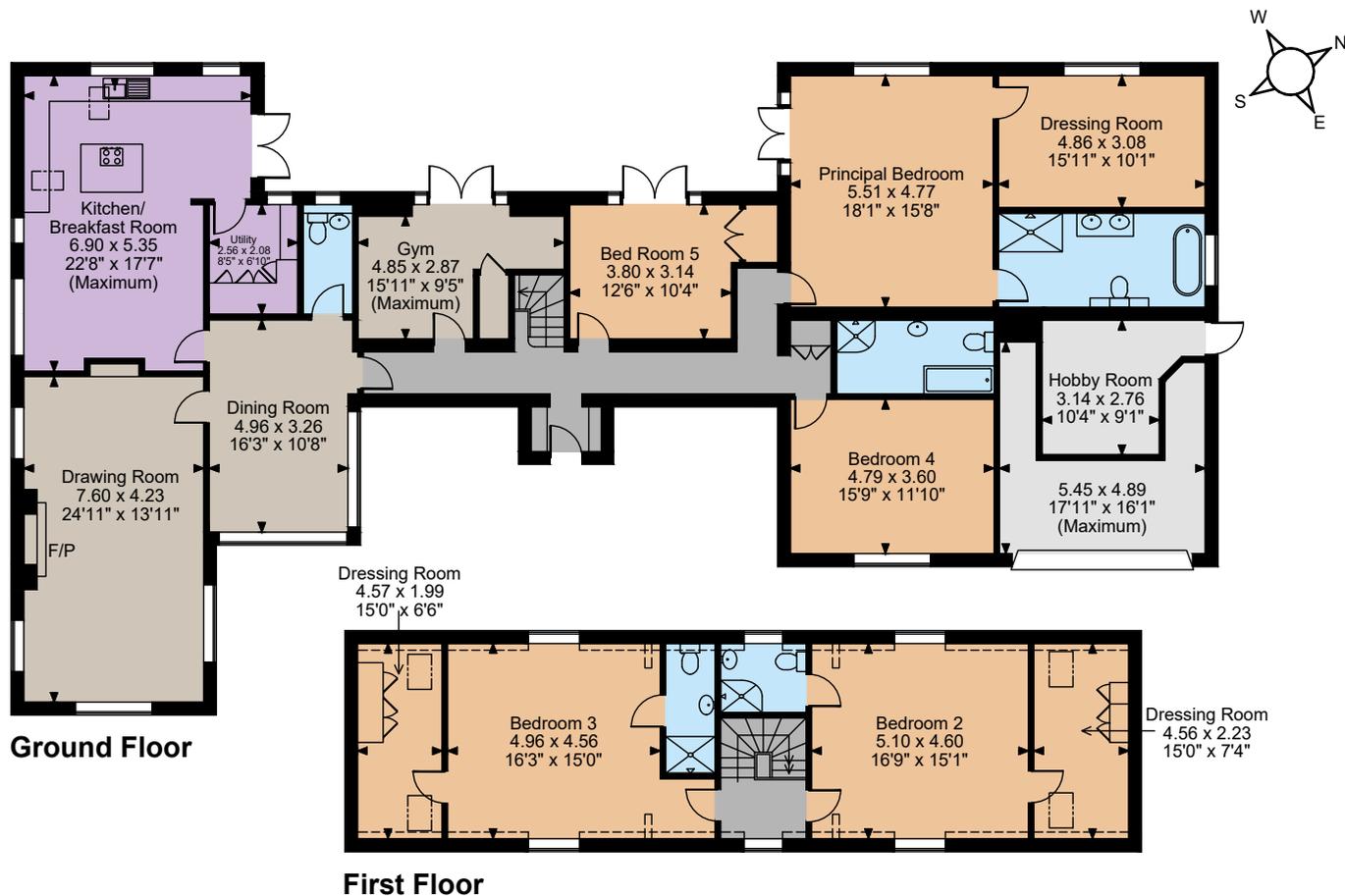
## Key Locations

- Beale Wildlife Park
- Basildon Park - National Trust
- The Living Rainforest
- Cobbs Farm Shop
- Bradfield College Sports Centre
- Goring Gap Boat Club

## Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- The Abbey School
- Queen Anne's School
- Reading Blue Coat School
- The Downs School
- Langtree School





### Floorplans

Main House Internal area 3,180 sq ft (296 sq m)  
 External and Hobby Room internal area 278 sq ft (26 sq m)  
 Total Internal area 3,458 sq ft (321 sq m)  
 For identification purposes only.

### Directions

RG8 8JT

**what3words:** ///casino.cackling.grudge - brings you to the driveway

### General

**Local Authority:** West Berkshire

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** G

**EPC Rating:** C

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

**Ground Floor**

**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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