

Jesmond Cottage  
Bere Court Road, Pangbourne



Strutt  
& Parker

Land and property. Since 1885.



4691 sq ft (436 sq m) | Rural views | Edge of village  
6 Bedrooms | 4 Bathrooms | 4 Reception rooms  
Two-story barn | Swimming pool | 1.2 Acres

Guide price £2,850,000



## A substantial family home with far-reaching country views and wonderful grounds set on the fringes of Pangbourne

Originally built in the 1930s as the gardener's cottage for an adjacent estate, Jesmond Cottage has been thoughtfully extended and upgraded over time to become a generous, well-proportioned family residence.

The layout centres around a welcoming reception hall with an open fireplace, from which all principal ground-floor rooms radiate. The kitchen/dining room stands as the heart of the home – a bright, substantial space featuring exposed beams and bespoke cabinetry, designed for everyday living and relaxed entertaining, with the utility room and boot room providing essential practical support. The sitting room is a bright and comfortable space for entertaining, and flows seamlessly to the generous drawing room, both with patio door access to the garden. There is also an adjoining study, providing a series of well connected reception spaces.

On the first floor, the spacious principal bedroom offers exceptional rural views, with a private balcony and charming corner window seating area, creating a wonderful spot to enjoy the countryside outlook. The room also benefits from ample built-in storage and a well appointed en suite. A second guest bedroom is also complimented by an adjoining en suite bathroom. There are four further well-proportioned bedrooms, served by a family bathroom, offering excellent flexibility for family members, guests or home working. All bathrooms have been recently modernised/refitted.

Above the barn-style garaging, comprising of a double garage, car port and garden store, lies a versatile studio space with a shower room – ideal as an annexe, home office, playroom, or guest accommodation, adding considerable scope for multi-generational living or separate use.

### Outside

Set in a private position on the edge of Pangbourne, the property is approached via a spacious gravel driveway with ample turning space with parking and garaging.

The gardens slope gently away from the house, combining a raised lawn near the property – perfect for taking in the panoramic views across the surrounding countryside, with fields as far as the eye can see – with a further level lawn area. An additional sheltered eating area adjacent to the kitchen provides a choice of sun or shade and alfresco dining all day. A sheltered terrace surrounds the heated outdoor swimming pool, creating a wonderful setting for entertaining. There is also a separate vegetable patch with four raised beds and plenty of space for more. Mature hedged boundaries ensure excellent privacy throughout the grounds, which extend to just over one acre in total.





**Location**

Jesmond Cottage occupies a desirable spot on Bere Court Road, one of the most sought-after roads on the southern fringe of Pangbourne, a West Berkshire village set on the banks of the River Thames and adjacent to the stunning North Wessex Downs Area of Outstanding Natural Beauty.

Pangbourne itself offers a full range of local amenities, including independent shops, a well-regarded butcher, doctors’ surgery, dentist, pubs and cafes. The mainline station provides services to London Paddington in just 40 minutes, while Reading – with its wider retail, leisure and transport links – is just 6 miles away, and offers connections to the Elizabeth Line. The M4 motorway (Junction 12) is approximately 5 miles from the property, giving easy access to London, Heathrow Airport, the West Country and beyond. Oxford lies around 25 miles to the west.

The area is renowned for its outstanding schools – both state and independent – including Pangbourne College, St Andrew’s, The Oratory and Bradfield College. There is also excellent walking, riding and cycling in the nearby Chilterns and along the River Thames, making this a wonderful base for both commuters and those who enjoy rural life.

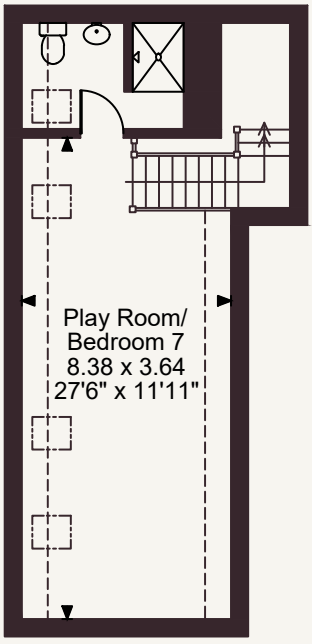
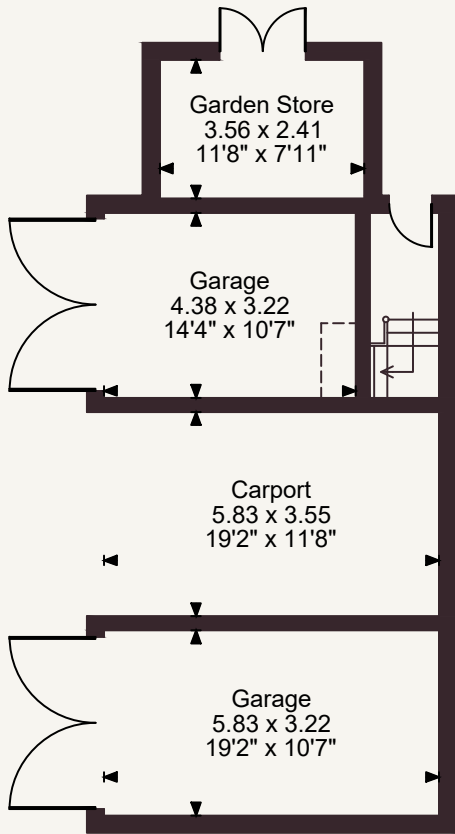
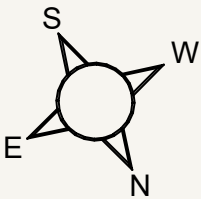
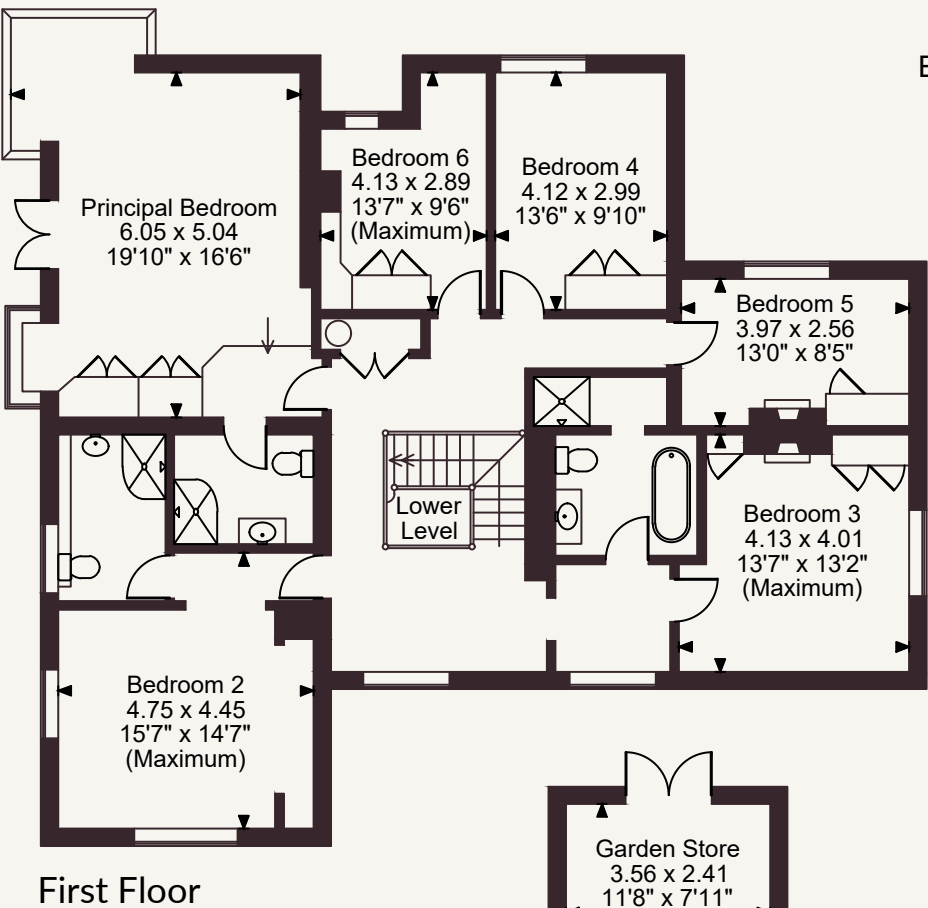
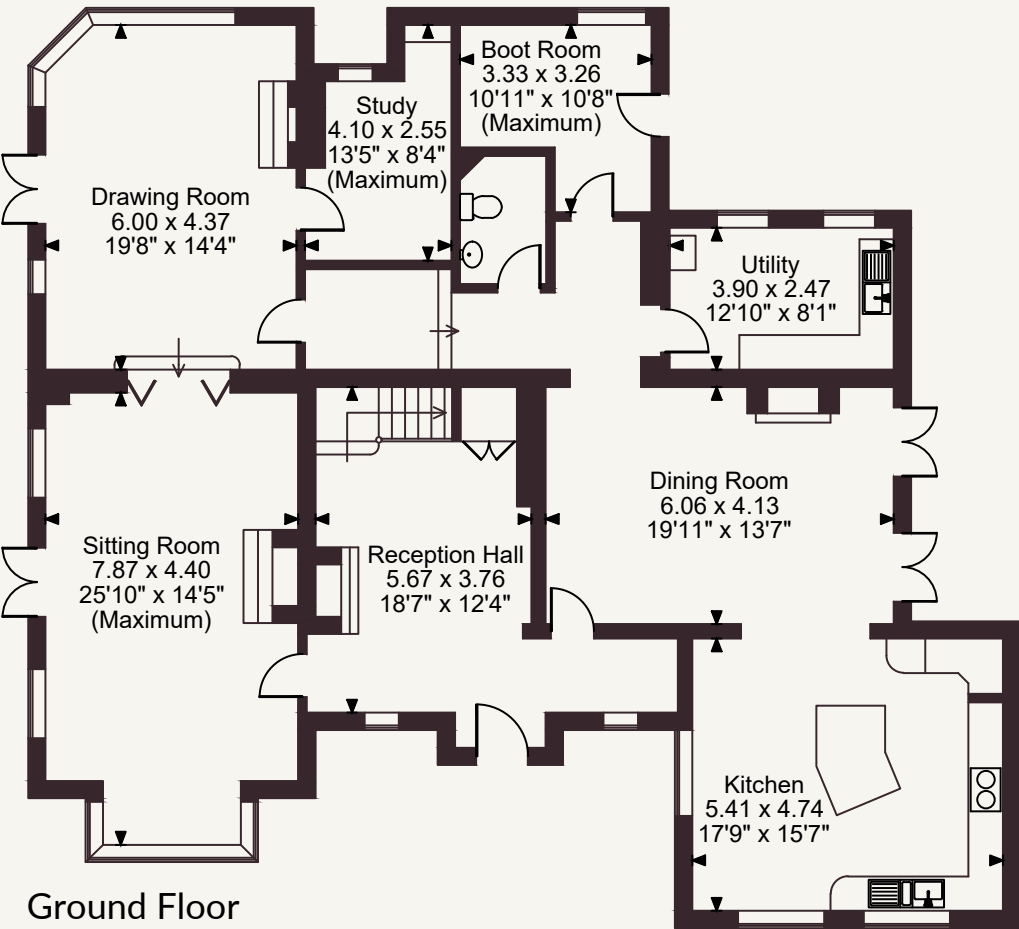
Postcode region: RG8

**General**

Local Authority: West Berkshire Council  
Services: Mains electricity, water. Private drainage and gas central heating.  
Council Tax: Band G  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb>



Jesmond Cottage, Bere Court Road, Pangbourne  
Main House internal area 341 sq m (3,666 sq ft)  
Garages and Carport internal area 56 sq m (604 sq ft)  
Garden Store internal area 9 sq m (92 sq ft)  
Barn internal area 31 sq m (329 sq ft)  
Total internal area 436 sq m (4,691 sq ft)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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