

Bowden, Pangbourne, West Berkshire





An outstanding Arts and Crafts Grade II* listed country house, designed and built in 1897.

Summary of accommodation

Main House

Entrance hall | Drawing room | Party room | Dining room
TV room | Family/breakfast room | Snug | Kitchen
Utility room | WC | WC and Shower room

Principal bedroom suite with dressing room, bathroom
and library/study | Two further bedrooms with en suite
bathrooms 6 further bedrooms | Two further bathrooms

Garden and Grounds

Triple garage with store room over
Further triple garage/storerooms
Landscaped lawned gardens | Paved terrace
Tennis court
Woodland | Vegetable and fruit gardens
Orchards

In all about 5.17 acres

Distances

Pangbourne Station 1.6 miles (trains to London Paddington
from around 41 minutes)
Reading Station 7.7 miles (trains to London Paddington
from around 22 minutes)
M4 (J12) 6 miles | Heathrow 36 miles
(Distances and times are approximate)



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Location

Positioned in between Pangbourne and Upper Basildon, Bowden is well-located in an elevated setting adjacent to open countryside. Pangbourne benefits from an array of convenient local amenities, including a supermarket, butcher, specialist shops and various pubs and restaurants. Additionally, there is a railway station that provides direct access to London Paddington, taking from around 41 minutes. Nearby Reading, which is around 7 miles away, offers more extensive amenities including a wide range of shops.

Communications provide excellent access, including the nearby M4 (Junction 12) which is approximately 6 miles away, providing easy access to broader motorway network, the West Country as well as London and its airports.

There is an excellent local selection of schooling including the neighbouring Pangbourne College, The Oratory, Bradfield College, Moultsford, Eton College, St Andrews, Papplewick, Lambrook, Wellington College and Elstree.

Recreational and sports facilities in the area include golf at The Berkshire Wokingham and Temple, Sunningdale and Wentworth; horse racing at Ascot, Newbury and Windsor; Polo at Guards and The Royal Berkshire Polo Club; Boating on the River Thames; Walking and riding along an extensive network of nearby footpaths and bridleways.









Bowden

Bowden dates from 1897, having been designed and built by the Arts & Crafts architect Arnold Mitchell, for Sir Benjamin Baker, the civil engineer who was best known for his involvement in the design and building of the Forth rail bridge, as well as the development of the early underground railways in London. More recently the house was owned by Pangbourne College and used as the junior school. Since the current owners bought the house in 2004, they have carried out a comprehensive refurbishment and re-modelling, preserving all of the original architectural and decorative features, including William Morris patterned mirrored inserts, William de Morgan tiled fireplaces, wood panelling and herringbone wood block flooring. The house now offers outstanding family and entertaining accommodation.

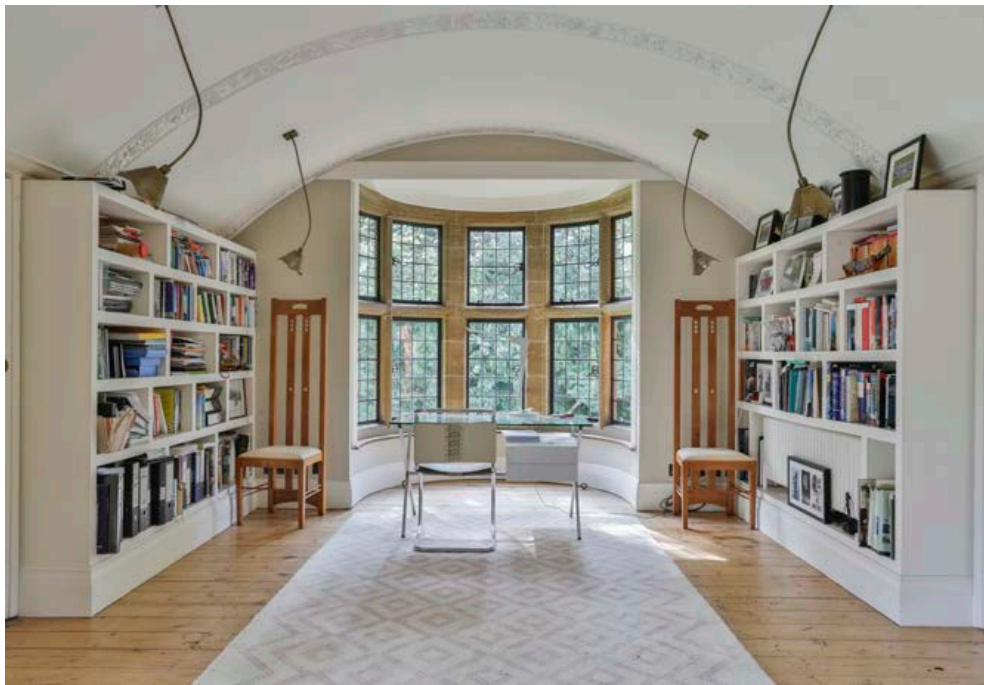
Bowden is entered through the central reception hall, with open fireplace and wood block herringbone floor and panelling. A door leads through to the drawing room with its large inglenook fireplace, bay windows and door through to the party room with ionic columns and wood wall panelling running the length of the room, with inset benches along either side and a magnificent barrel vaulted ceiling, with ornate floral mouldings.

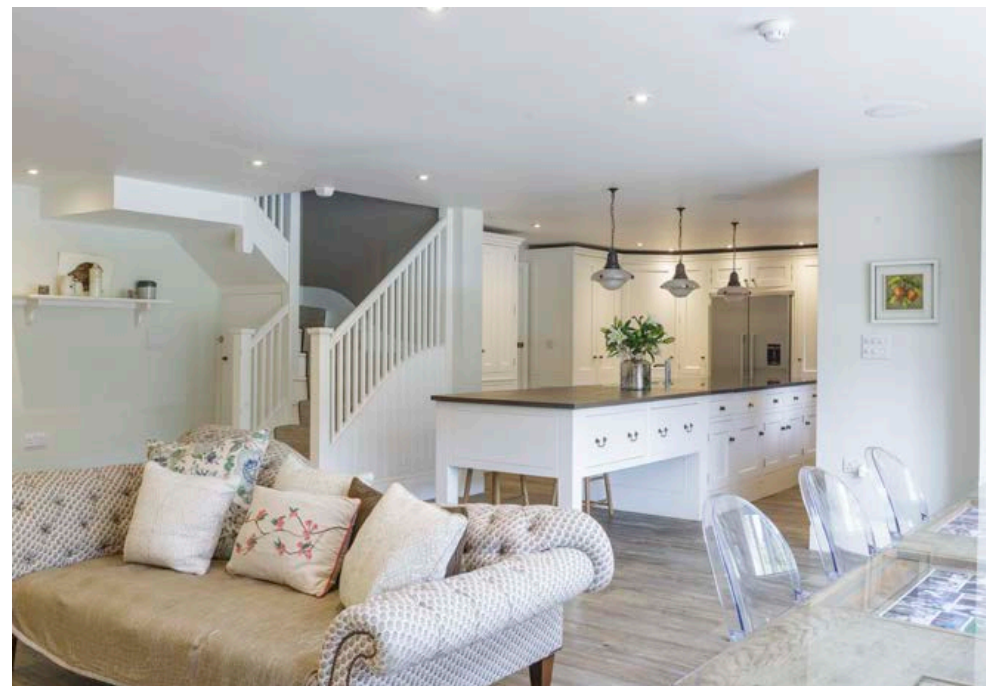
The ground floor also comprises the wood panelled dining room, with open fireplace, TV room and snug, as well as the large kitchen with family sitting and dining areas with wood burner. The fully equipped kitchen has a large central island and access to the utility room, boiler room and rear lobby with separate WC and shower room.

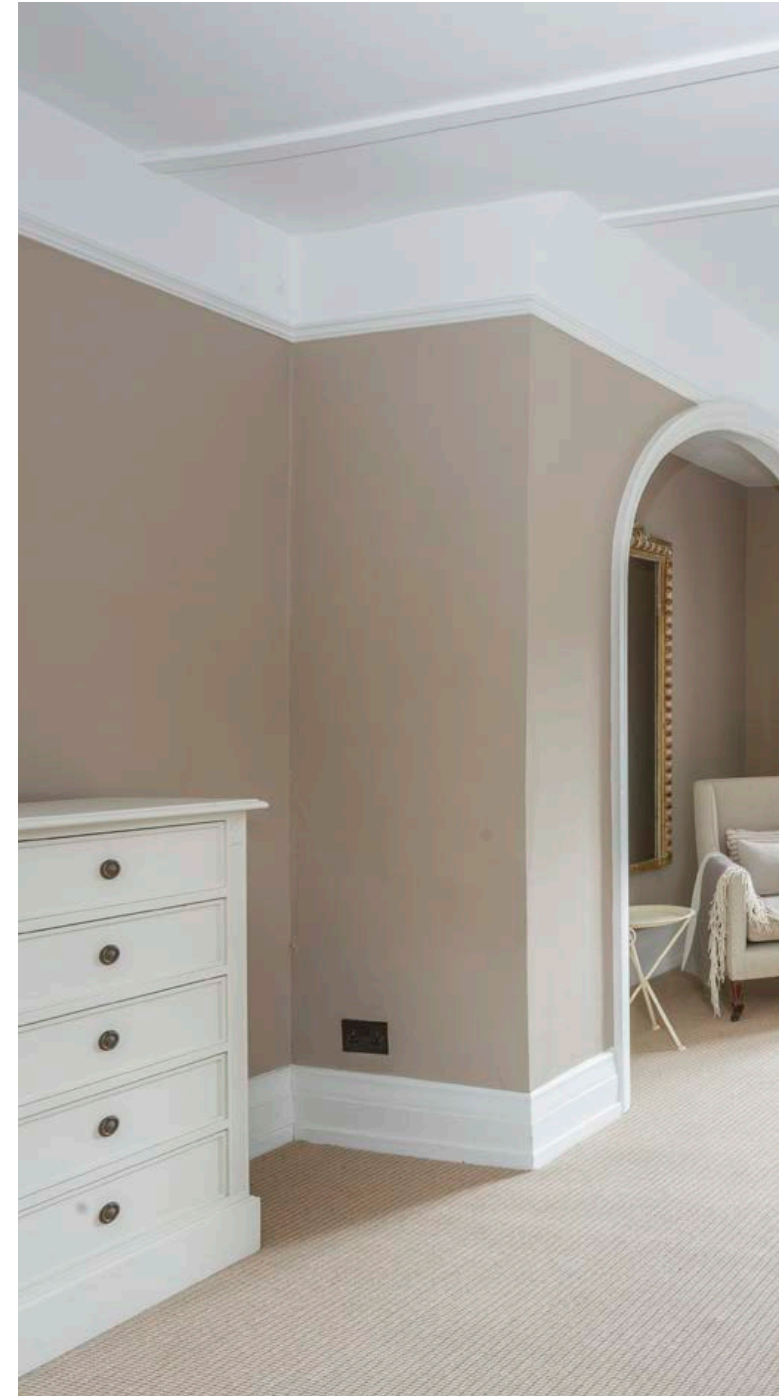
The first and second floors comprise generously proportioned rooms, including the large principal bedroom with its own bathroom with shower, with access to a wonderful library/study over the party room. Two of the bedrooms have en suite shower rooms and the further six bedrooms share two family bathrooms and a separate first floor WC.

A secondary staircase from the kitchen leads up to the first floor of the north wing, which could be used for staff.

The layout of the accommodation can be found in the enclosed floorplans.













Garden & Grounds

Bowden is approached by electric timber gates with the gravel driveway providing a large parking area to the front of the house and culminating at the oak timber garage and store (with potential to convert to secondary accommodation, (subject to obtaining the necessary planning consents). The gardens are principally lawned with herbaceous beds and a large paved terrace to the rear of the house with steps down to the main lawn with central circular fountain. There are mature wooded borders, an orchard, tennis court and secondary triple garage/storerooms.

Location

What3words: ///hotel.bond.economics

Property information

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: West Berkshire District Council. Tel: 01635 42400

Council Tax Band: H

EPC Rating: F

Viewings

Strictly by appointment through the sole selling agents Knight Frank LLP and Strutt and Parker.

Bowden House



Bowden Playing Fields
Pangbourne College

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Unregistered land

Date: 27:09:23 CW Drawn By: Scale: 1:1500 @ A4 Plan Ref:

Title **Bowden House**

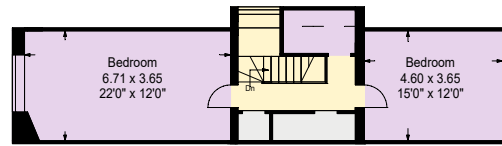
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Approximate Gross Internal Floor Area

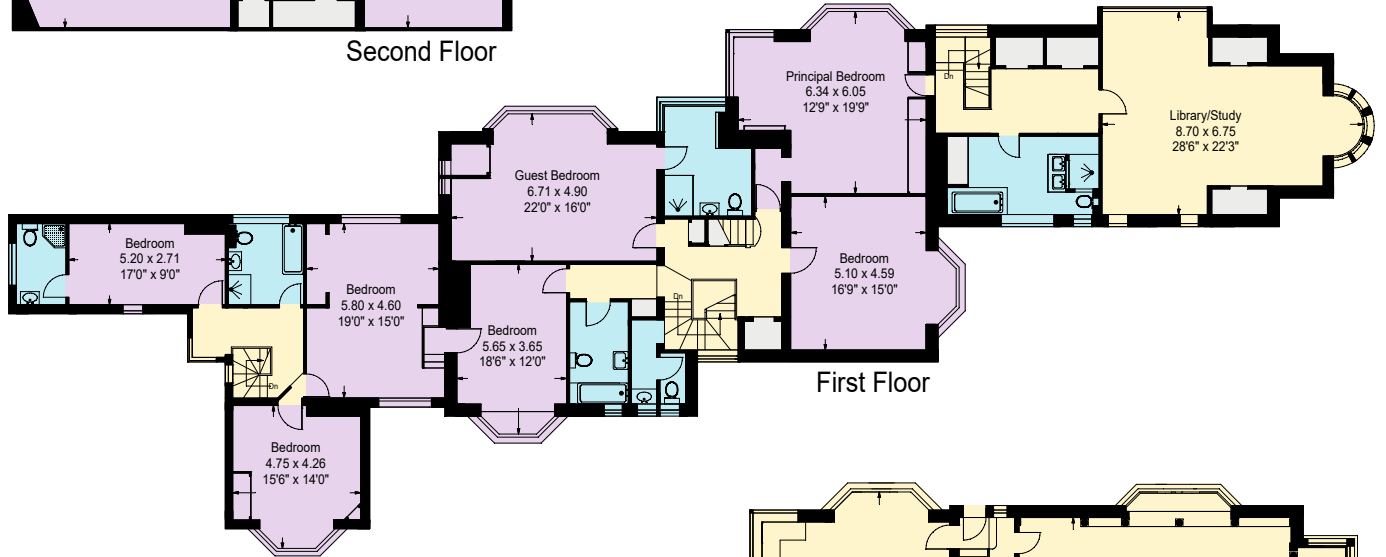
Main House: 760 sq m / 8,181 sq ft

Garage and Stores: 164 sq m / 1,765 sq ft

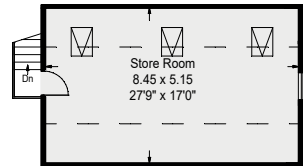
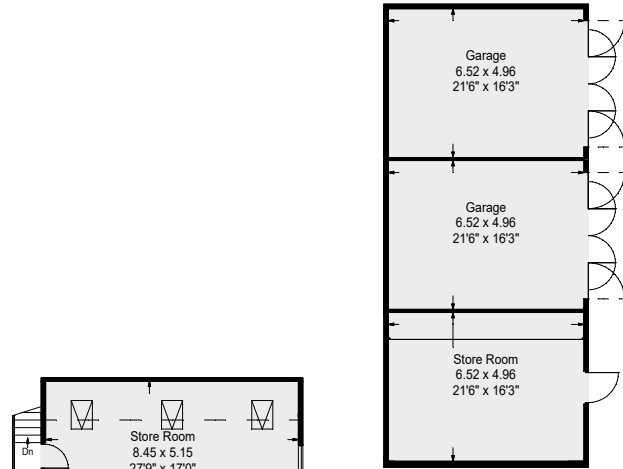
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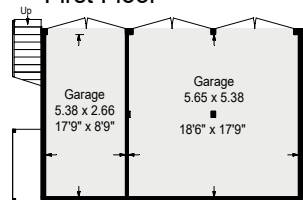
Second Floor



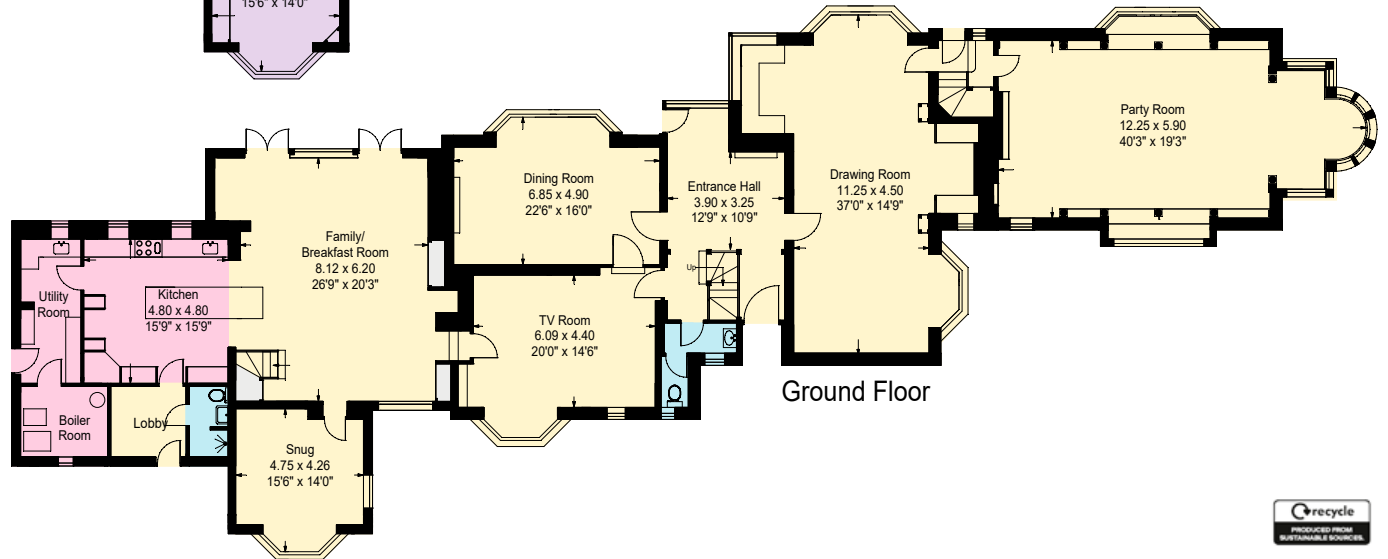
First Floor



First Floor



Ground Floor



Ground Floor

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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