



Bowden

Pangbourne, West Berkshire

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

Bowden Green, Pangbourne, RG8 8JL

Pangbourne village and station 1.6 miles (London Paddington from 41 mins)

Reading town and station 7.7 miles (London Paddington from 22 mins)

M4 (J12) 6 miles

Heathrow airport 36 miles

Features:

Entrance hall | Drawing room | Party room | Dining room
TV room | Snug | Family/Breakfast room | Kitchen | Utility
room | Cloakroom | Shower room | Principal bedroom suite
with dressing room, bathroom & study | 8 Further bedrooms,
2 with en-suite bathrooms | 2 Further bathrooms

Triple garage with store room | Further triple garage/store
rooms | Tennis court | Landscaped gardens and paved terrace
Woodland | Orchards | Vegetable and fruit gardens

About 4.76 acres in all





The property

Bowden dates from 1897, having been designed and built by the Arts & Crafts architect Arnold Mitchell as a country house 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 comprehensive refurbishment and re-modelling to return the property to a home, 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 and 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.











Situation

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, Moulsoford, 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.



General Information

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil fired central heating

Council tax: Band H

EPC Rating: F

Local Authority

West Berkshire District Council

Viewing

Strictly by appointment through the sole selling agents Strutt and Parker

Directions

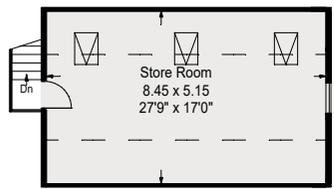
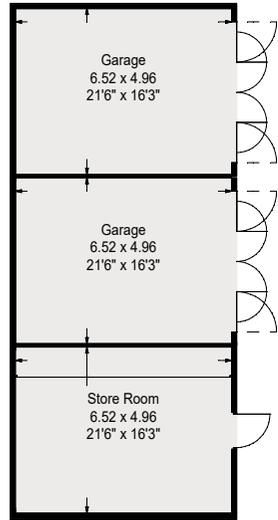
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Guide Price

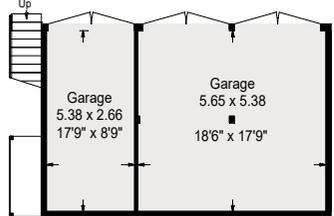
£3,600,000



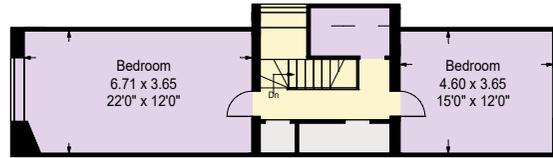
Floorplans for Bowden, West Berkshire



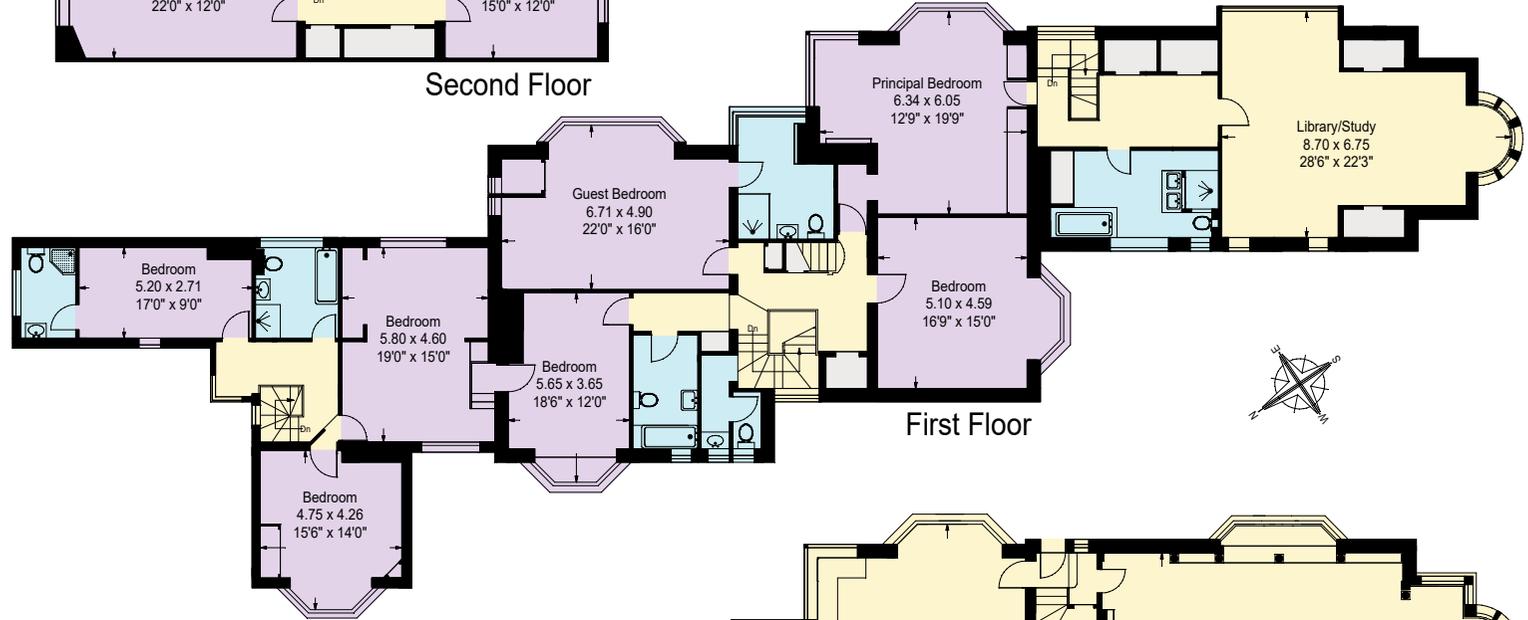
First Floor



Ground Floor



Second Floor



First Floor



Ground Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate
Gross Internal Floor Area
House: 760sq.m. or 8181sq.ft.
Garage & Stores: 164sq.m. or 1765sq.ft.

Denotes areas below 1.5m
Total: 23sq.m. or 247sq.ft.

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Constructed in accordance with the IPMS code of measuring practice, this plan is for layout guidance only. It is not to scale, unless specified. Please check all dimensions & shapes before making any decisions reliant upon them.



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An aerial photograph of a golf course green. The green is a vibrant, well-maintained lawn with visible mowing stripes. In the center of the green is a circular stone fountain with a central sculpture. A low, dark green hedge runs across the middle ground, featuring two rectangular openings. To the right of the hedge, a row of flowering trees with light pink blossoms is visible. The background is filled with a dense forest of tall, slender trees under a bright blue sky with scattered white clouds. The overall scene is a well-manicured and scenic golf course setting.

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