



15 Breedons Hill, Pangbourne

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15 Breedons Hill, Pangbourne, RG8 7AT

A beautifully presented two-bedroom apartment in a sought-after Pangbourne over-55s development

Pangbourne village centre 0.2 miles,
Pangbourne mainline station 0.3 miles (45 minutes to London Paddington), M4 (Jct 12) 4.7 miles, Reading town centre 5.8 miles, Reading mainline station 6.7 miles (25 minutes to London Paddington), London Heathrow Airport 35 miles

Sitting room | Conservatory | Kitchen | Principal bedroom with en suite shower room | 1 Further bedroom | Shower room | Shared gardens | EPC rating C

The property

This two-bedroom ground-floor apartment for over-55s is set in a sought-after gated residential community, just a quarter of a mile from the centre of sought-after Pangbourne. The property features comfortable accommodation with elegant modern styling and high-quality fittings, while outside there are well-kept communal gardens.

The main reception room is the well-proportioned, dual aspect sitting room with its sash windows and handsome fireplace. Adjoining the sitting room is a conservatory with French doors opening onto the gardens. The kitchen is fitted with storage units to base and wall level, as well as integrated appliances, while there is also space for a breakfast table.

The two double bedrooms are equally proportioned and benefit from built-in storage. The main bedroom has an en suite shower room, while there is also an additional shower room with a large walk-in shower unit.

Outside

The apartment building is one of several located behind a gated entrance on the sought-after Breedons Hill development. There is parking space at the front on the gravel driveway, while the gardens surrounding the building include well-maintained lawns, colourful flowerbeds with various shrubs and perennials, and paved terracing on which to relax and dine al fresco. The property also benefits from a private garden to the rear, with patio area and shrubs. Accessed via the side of the property or through the garden room.

Location

Pangbourne is a charming Thameside village with an excellent range of local facilities including a church, primary school, pubs and restaurants and a number of specialist shops, including an award-winning butcher and specialist cheese shop. There is also a main line rail link to London, Paddington within the hour.

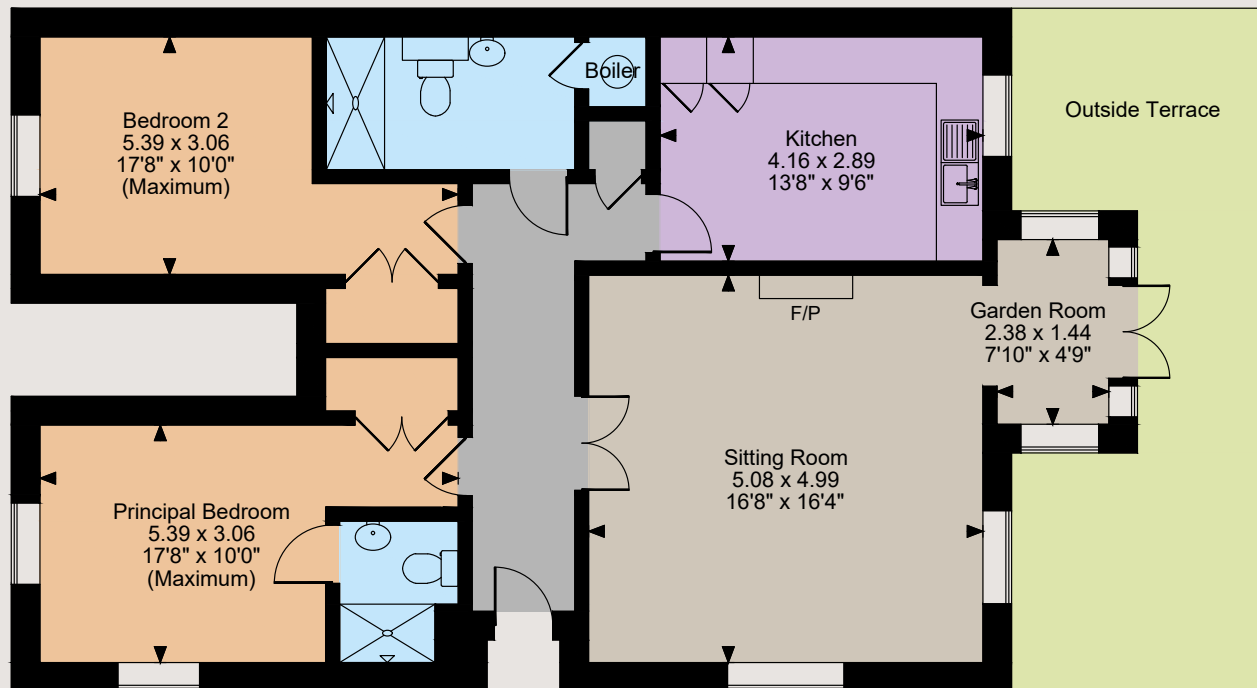
The more comprehensive amenities of Reading are just 6 miles away (London, Paddington 45 mins). The M4 (J12) is about 5 miles away and provides excellent access to the motorway network, London and its airports.

There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.





Breedons Hill, Pangbourne
Internal area 1,004 sq ft (93 sq m)



Ground Floor

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

What3Words///mildest.aimed.regime brings you to the property's driveway.

General

Local Authority: West Berkshire Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band F

Tenure: Leasehold - 982 years remaining

Service Charge: £5144.64 per annum

Ground Rent: £350.00

Guide Price: £585,000

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

Pangbourne

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Over 50 offices across England and Scotland,
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