



17 Breedons Hill, Pangbourne



## An impressive first-floor apartment with lift, in an attractive and sought-after location

A light and airy three-bedroom apartment on the first floor of a prestigious apartment building in a gated modern development. The apartment has elegant, understated décor and high-quality contemporary fittings, while the development is in a prime position just moments from the centre of the village with its eateries and independent retailers.



### The property

This apartment is set in an exclusive, secure gated development in the heart of sought-after Pangbourne. Upon entering, the spacious reception hall offers room for a dining table and features double doors that lead to the drawing room. This well-proportioned reception room has a dual aspect, including French doors opening onto the private balcony. Towards the front, the kitchen and breakfast room has a Juliet balcony, affording plenty of natural light, as well as contemporary wooden fitted units, a central island and integrated appliances.

The apartment has three well-presented bedrooms, one of which is ideal for use as a home study. The other two bedrooms are both generous doubles and are both en suite with built-in storage. The principal bedroom with a bathroom that includes a separate shower unit, and the second bedroom with a shower room. There is a large bay window in the principal bedroom, while the second bedroom, at the rear, enjoys access to the balcony.

### Outside

The apartment building forms part of a small collection of properties behind a secure gated entrance and surrounded by immaculate landscaped gardens. There is a block-paved driveway and turning circle, with dedicated parking space. The communal gardens include pristine lawns, border beds stocked with various established shrubs and perennials, and well-maintained border hedgerows.



## Location

Pangbourne is a charming Thameside village with an excellent range of local facilities including a church, primary school, pubs and restaurants and several 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 is an excellent range of schooling in the area including Pangbourne College, Bradfield College, St Andrews School and The Oratory. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.



## Distances

- M4 4.6 miles
- Reading 6.0 miles
- Newbury 13.0 miles
- Pangbourne Station 0.5 miles

## Nearby Stations

- Pangbourne
- Goring & Streatley
- Theale

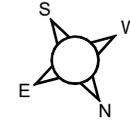
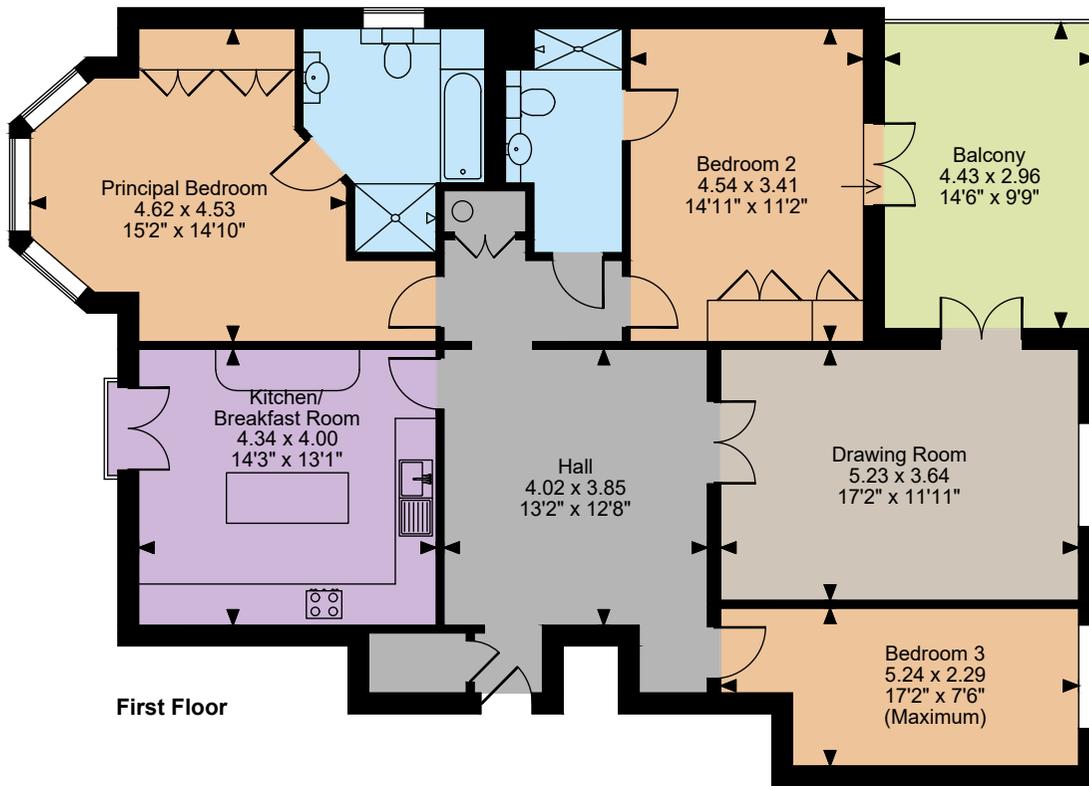
## Key Locations

- Basildon Park (National Trust)
- Beale Wildlife Park
- Cobbs Farmhouse
- The Royal Berkshire Shooting School
- The Ridgeway (87 mile historic footpath)

## Nearby Schools

- Pangbourne Primary School
- Whitchurch Primary School
- Pangbourne College
- St Andrew's School
- Bradfield College
- Moulshford School
- Cranford School
- Langtree School
- The Downs School
- The Oratory School





First Floor

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

Main House internal area 1,308 sq ft (122 sq m)

Balcony external area 147 sq ft (14 sq m)

For identification purposes only.

## Directions

RG8 7AT

what3words: ///offer.meanwhile.encoder - brings you to the gated entrance

## General

**Local Authority:** West Berkshire Council

**Service:** Mains electricity, gas, water and drainage.

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

**Council Tax:** Band F

**EPC Rating:** B

**Tenure:** Leasehold. 999 year lease from January 2007.

**Service charge:** £5,144.68 per annum.

**Ground rent:** £350 per annum

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

## Newbury

55 Northbrook Street, RG14 1AN

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