



14 Breedons Hill
Pangbourne



An attractive four bedroom maisonette with garage located within a prestigious gated community

A generously-proportioned two storey home featuring quality fixtures and fittings throughout and providing an elegant and peaceful living environment for the over 55's. It is located in a sought-after, secure location within walking distance of a desirable village and mainline station, near to the road network and further amenities.



**2/3
RECEPTION
ROOMS**



**3/4
BEDROOMS**



2 BATHROOMS



**GARAGE
/ GATED
PARKING**



**BALCONY &
COMMUNAL
GARDENS**



**LEASEHOLD
981 YEARS**



**VILLAGE
LOCATION**



1,675 SQ FT



**OFFERS IN
EXCESS OF
£700,000**



The property

Constructed in 2008 by the renowned Beechcroft Developments, noted for their attention to detail and exclusive later developments, Breedons Hill living consists of luxury houses, apartments and lodge houses. 14 Breedons Hill is a well-presented, generously-proportioned home forming the major part of a detached red brick building and offering almost 1,700 sq. ft. of light-filled flexible accommodation arranged over the first and second floors, both staircases have stairlifts. Configured to provide an elegant, entertaining space featuring neutral décor and quality fixtures and fittings throughout, the accommodation flows from a welcoming reception hall with useful storage and access to a modern shower room. It comprises a spacious dual aspect drawing room with feature fireplace and French doors to a private rear, West facing balcony, together with a generous dual aspect kitchen/breakfast room with a range of wooden wall and base units, complementary quartz worktops and splashbacks, modern integrated appliances and space for a good-sized table and chairs.

The accommodation is completed by two double bedrooms, one with Jack and Jill access to the family shower room also accessible from the landing and the other currently configured as a dining room, both offering potential for use as additional reception rooms if required. The property's two remaining double bedrooms can be found on the vaulted upper floor, both with numerous skylights flooding the space with natural light and the principal bedroom benefitting from a feature arched window, a fitted dressing room and an en suite bathroom with bath and separate shower.



Outside

The property is approached through double wrought iron electric gates over a shared block-paved driveway with lawned turning circle, providing allocated resident parking and access to a garage block incorporating the property's single garage. A private front door opens to stairs rising to the reception hallway. In addition to the private west facing balcony off the drawing room, ideal for entertaining and al fresco dining, the property enjoys access to the development's beautifully-landscaped communal gardens which feature areas of level lawn bordered by well-stocked flower and shrub beds, mature topiary and numerous seating areas, all enclosed by high hedging.

Location

Pangbourne is a pretty 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, together with state primary and independent schooling. The surrounding

countryside is renowned for its walks and rides, and Bradfield College (3.7 miles) offers superb sporting facilities via membership. Nearby villages and Reading town centre more comprehensive shopping, service, leisure and sporting facilities, trains from the latter reaching London Paddington in 27 minutes. Communications links are excellent: Pangbourne station (0.4 mile) offers mainline services to London Paddington (45 minutes) and the M4 (J12) is about 4.8 miles away and provides excellent access to the motorway network, London and its airports.



Distances

- Pangbourne High Street 0.2 mile
- Reading 6.8 miles
- M4 (Junction 12) 4.8 miles
- Central London 50.2 miles

Nearby Stations

- Pangbourne
- Theale

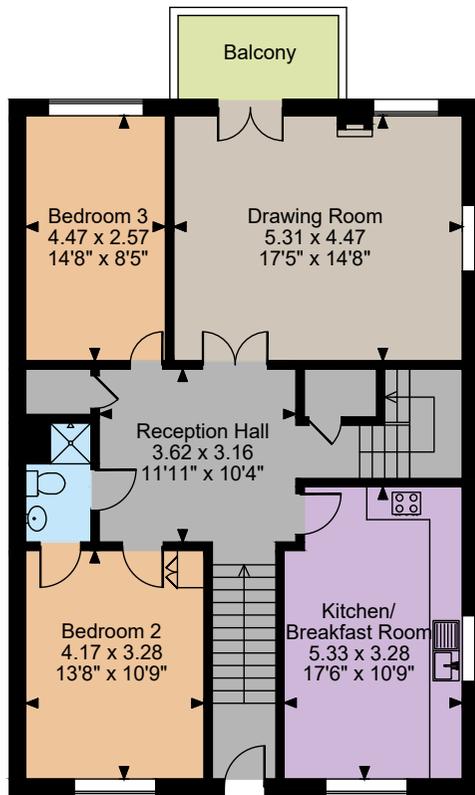
Key Locations

- Basildon Park (National Trust)
- Beale Wildlife Park
- The Living Rainforest
- Cobbs Farmshop
- The Royal Berkshire Shooting School
- The River Thames

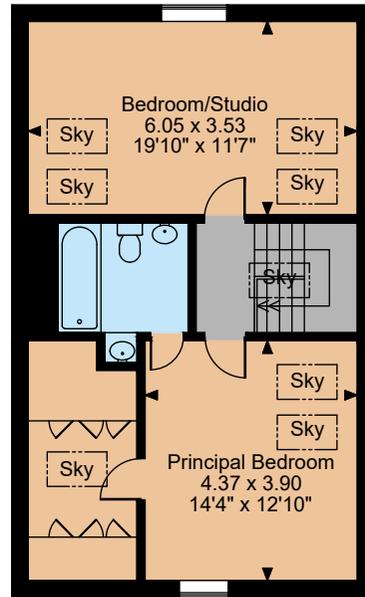
Nearby Schools

- Pangbourne College
- St Andrew's
- Bradfield College
- The Oratory School
- The Oratory Preparatory School
- Langtree School
- The Downs School

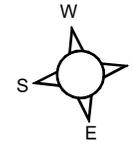
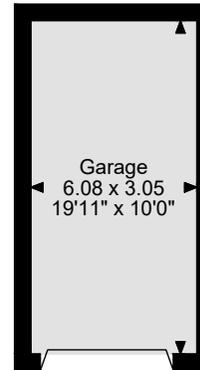




Ground Floor



First Floor



Floorplans

Main House internal area 1,675 sq ft (156 sq m)
 Garage internal area 200 sq ft (19 sq m)
 Balcony external area 49 sq ft (5 sq m)
 Total internal area 1,875 sq ft (174 sq m)
 For identification purposes only.

Directions

RG8 7AT

what3words: ///pace.bracelet.nicer - brings you to the property

General

Local Authority: West Berkshire

Services: Mains electricity, gas, water and drainage.

Service Charge: £4440 per annum.

Ground Rent: £350 per annum

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

Council Tax: Band G

EPC Rating: B

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

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

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