

Ashton Grange, Cedar Drive,  
Pangbourne, West Berkshire



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5,266 sq ft (413 sq m) | Freehold  
5 bedrooms | 5 reception rooms  
5 bathrooms | Studio above the garage

Guide price £2,500,000



## An impressive family home occupying a prime position close to the heart of Pangbourne

Ashton Grange is an exceptional family home, impeccably designed and beautifully appointed throughout, offering expansive accommodation perfectly suited to modern living and entertaining.

A striking vaulted reception hall creates an immediate sense of scale and sophistication, with its full-height ceiling setting the tone for the interiors beyond. At the heart of the home lies an impressive open-plan kitchen and breakfast room, thoughtfully fitted with bespoke painted cabinetry, solid work surfaces and wood flooring. Designed with both style and functionality in mind, this superb space flows seamlessly onto the pool terrace, creating an effortless connection between indoor and outdoor living. Complementing the kitchen is a generous walk-in pantry, in addition there is a well-equipped utility room and boot room.

The beautifully proportioned 28ft sitting room provides a refined yet welcoming principal reception space, centred around a charming brick fireplace. It also features a substantial "Sevenoaks" home cinema, log-burning stove and opening through double doors onto the terrace and pool area. Further versatile reception rooms include a snug, a dedicated study and a light-filled garden room, while a contemporary shower room completes the ground floor accommodation.

The first floor offers an outstanding principal suite, featuring a Juliet balcony overlooking the pool area, air conditioning, an elegant dressing room and a luxurious en suite bathroom with freestanding bath, walk-in shower and twin basins. Four additional bedrooms provide excellent family and guest accommodation, including two bedrooms connected by a stylish Jack and Jill bathroom, alongside a beautifully appointed family bathroom.

Above the triple garage is an ancillary studio suite incorporating a kitchenette and shower room, ideal for guests, independent living, a home office or leisure space.

Approached via a sweeping block-paved driveway, Ashton Grange enjoys an impressive sense of arrival, with extensive parking and landscaped lawned frontage. The rear gardens extend across a level plot with thoughtfully tiered planting and enjoy far-reaching views across open fields and farmland. Adjoining the house, a heated outdoor swimming pool and expansive terrace create a wonderful setting for al fresco entertaining and relaxing.



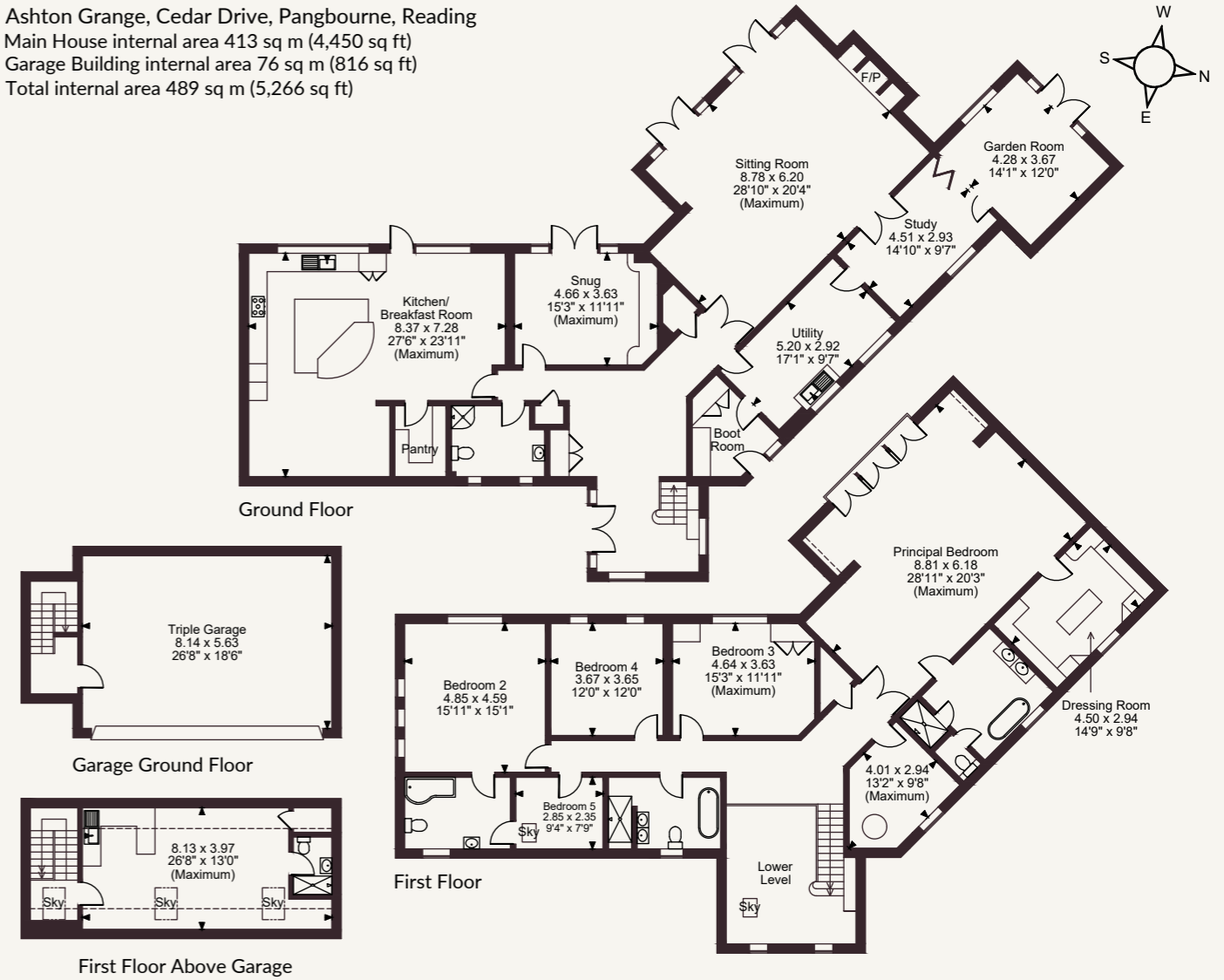


**Location**

The property is situated on a sought-after residential road less than a mile from Pangbourne High Street. The village offers a variety of amenities, including a doctor's surgery, pubs, restaurants, independent traders such as a butcher and a specialist cheese shop, a Co-op, and several coffee houses. The area also benefits from an excellent selection of independent schools including Pangbourne College, St Andrew's, The Oratory, Cranford, Moulsoford, Bradfield College and Downe House. The mainline railway station in Pangbourne provides regular services to London Paddington in under an hour, with connections to the high-speed Elizabeth Line via Reading, while the nearby M4 offers convenient access to Reading, London, and Heathrow Airport



Ashton Grange, Cedar Drive, Pangbourne, Reading  
 Main House internal area 413 sq m (4,450 sq ft)  
 Garage Building internal area 76 sq m (816 sq ft)  
 Total internal area 489 sq m (5,266 sq ft)



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#### General

Local Authority: West Berkshire Council  
Services: Mains services gas, electric water and drainage.  
Council Tax: Band H  
EPC Rating: C  
Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>



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