



Coach House


Flowers Hill, Pangbourne


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A detached period five bedroom property with annexe located on the fringes of a desirable Thameside village


A generously-proportioned two storey period family home featuring elegant décor and quality fixtures and fittings throughout. It is located on a sought-after, quiet residential road only half a mile from a thriving village High Street, with easy access to its mainline station, the motorway network and further amenities.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**3 BATHROOMS**


**DOUBLE GARAGE**

**0.29 ACRES**

**FREEHOLD**

**VILLAGE LOCATION**

**3,336 SQ FT**

**GUIDE PRICE £2,000,000**

The property

The house originated in 1895 with evidence of its use as a coach house. Configured to provide an elegant and practical family and entertaining environment, renovated and decorated by a renowned internal designer, The Coach House is a generously-proportioned family home offering 3,336 sq ft of well-proportioned accommodation benefiting from two new air conditioning units.

Flowing from a welcoming reception hall with useful storage and a cloakroom, it comprises a drawing/ dining room with a front aspect bay window with bespoke window seating, exposed wooden under floor heating flooring, a feature corner fireplace and French doors to a pergola. A door opens to inter-connecting study and studio rooms, the latter with fitted storage and Velux glazing. An L-shaped family room also has Velux glazing, exposed wooden flooring, and a feature fireplace flanked by bespoke storage. The ground floor accommodation is completed by a kitchen/breakfast room with feature flagstone flooring throughout. The kitchen has a range of wall and base units, complementary worktops and splashbacks, an Aga,

Belfast sink and modern integrated appliances, while the breakfast area has space for a good-sized table and French doors to the terrace. A door opens to a split-level through utility room / boot room with a range of units, integrated appliances, a Belfast sink, bespoke wine storage, working as a second kitchen and doors to both front and rear aspects and the integral garage.

Stairs rise from the reception hall to the part-vaulted first floor, providing a principal bedroom with a fitted dressing area and an en suite bathroom with twin sinks, bath and separate shower and under floor heating. It also offers two additional double bedrooms, one with a feature fireplace and both with fitted storage, a further vaulted bedroom with eaves storage, and a family bathroom with bath and separate shower. A separate staircase from the utility/ boot room rises to the property's remaining vaulted double bedroom with storage and an en suite shower room, the whole area suitable for use as a self-contained annexe if required.



Outside

Having plenty of kerb appeal, the property is approached through electric and remote controlled gates over a gravelled driveway providing private parking and giving access to the integral double garage with electric remote operated door. Beyond is a well-maintained part-walled south-facing garden, laid mainly to level lawn bordered by well-stocked flower, shrub beds and a large herb garden. It features numerous seating areas, a garden shed and a generous wraparound paved terrace part-covered by a pergola, ideal for entertaining and outdoor dining, the whole screened by mature hedging and trees. The garden benefits from privacy due to the full fencing around the area.

Location

Pangbourne is a pretty Thameside village with an excellent range of local facilities including a church, GP surgery, Co-op, coffee houses, pubs, restaurants and 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 (3.9 miles) offers superb sporting facilities via membership. Nearby villages and Reading town centre offer more comprehensive shopping, service, leisure and sporting facilities, trains from the latter reaching London Paddington in 27 minutes. Transportation links are excellent: Pangbourne station (0.7 mile) offers mainline services to London Paddington (from 45 minutes) and the M4 gives easy access to major regional centres, the motorway network, London and its airports.

Distances

- Pangbourne 0.5 miles
- Theale 4.4 miles
- Goring 5.2 miles
- Reading 8.2 miles
- Wallingford 10.5 miles

Nearby Stations

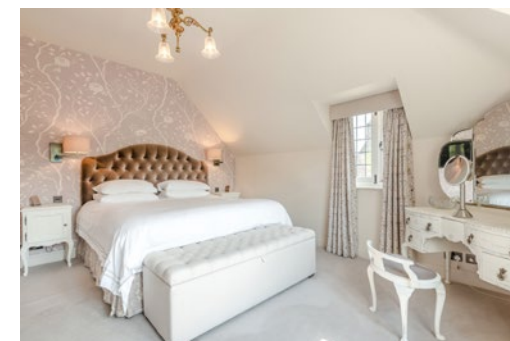
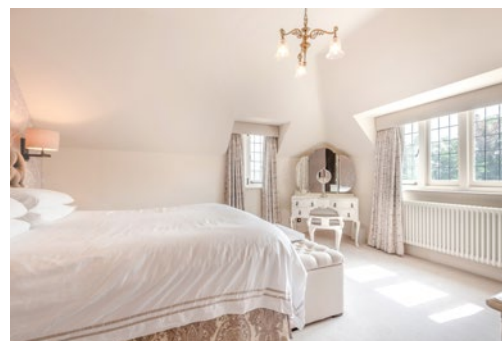
- Pangbourne
- Theale

Key Locations

- Beale Wildlife Park
- Basildon Park (National Trust)
- Royal Berkshire Shooting School
- The Thames Path
- The Ridgeway National Trail
- Goring Gap Boat Club
- Goring and Streatley Golf Club

Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- The Downes School
- Moulsoford
- Elstree
- Langtree School
- Pangbourne Primary School
- Cranford





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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,336 sq ft (310 sq m)

Garage internal area 315 sq ft (29 sq m)

Shed internal area 34 sq ft (3 sq m)

Total internal area 3,685 sq ft (342 sq m)

For identification purposes only.

Directions

RG8 7BD

what3words: ///truck.drift.corkscrew - brings you to the driveway

General

Local Authority: West Berkshire Council

Services: Mains water, drainage, gas, electric and central heating

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

Council Tax: Band G

EPC Rating: D

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

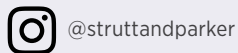
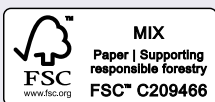
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Pangbourne

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