



Flowers Hill Farmhouse

Pangbourne
West Berkshire

An impressive neo-classical five bedroom family house of over 6,000 sq ft with detached annexe and swimming pool and within walking distance of the centre of Pangbourne

Flowers Hill Farmhouse, Flowers Hill, Pangbourne, West Berkshire, RG8 7BD

Pangbourne village and station 0.9 miles (London Paddington from 40 mins),
Central Reading 7 miles, M4 (J12) 6.5 miles, Basingstoke 25 miles, London Heathrow 39 miles

Features:

Reception hall | Family room | Sitting room | Dining room
TV room | Bar/party area | Study | Kitchen/breakfast room
Utility Room | Cloakroom

Principal bedroom suite with dressing room and en suite
4 Further bedrooms | 3 Further bathrooms

1 bedroom annexe | Triple garage
Swimming pool

About 0.65 acres in all





The property

Flowers Hill Farmhouse is a spacious and stylish contemporary family house of over 6,000 sq ft in a prime central Pangbourne location. The house was built in a classical style, and has benefitted from a full refurbishment in recent years, and has a practical and impressive internal arrangement with spacious living accommodation and the benefit of a separate annexe.

In the main house the main reception rooms flow from an impressive central hallway with sweeping staircase to the first floor. There is a large sitting room with an open fireplace and French doors onto the south facing terrace. In addition there is a 24' family room with a woodburning stove and views over the manicured gardens. There is a spacious kitchen/breakfast room which links brilliantly with the dining room, TV room and central reception room currently used as a bar and party area. The kitchen itself is fitted with high quality bespoke wooden cabinetry, stylish wooden parquet floor and French doors to a west facing terrace.

On the first floor there is a fantastic principal bedroom with adjoining dressing room with bespoke cabinetry and plenty of wardrobes for his and hers dressing requirements. There is also a spacious en suite bathroom with central bath, double shower and twin basins. There are three further double bedrooms and two bathrooms on the first floor. On the second floor there is an impressive 30' bedroom with large en suite bathroom with both bath and double shower.

In addition to the accommodation in the main house there is an annexe above the triple garage block including a sitting room with kitchenette, double bedroom and en suite shower room.

On the ground floor of the garage block is a spacious double garage, store room and shower room which is conveniently located to service the swimming pool.









Gardens and Grounds

Flowers Hill Farmhouse is approached via a sweeping gravel driveway culminating in a generous parking area in front of the house and garage.

Smart box hedging and topiary enclose mixed flower borders for year-round interest around the house and terracing, providing a pretty backdrop to the classical architecture.

At the rear of the house an impressive raised natural stone terrace incorporates a sleek and stylish modern heated swimming pool with electric cover, providing a fantastic relaxing and entertaining space in conjunction with the wonderful far reaching views from the property and gardens.

The remainder of the garden is largely laid out lawn with a designated games area at the bottom of the garden for children and a pergola providing shade and an ideal place to relax in the Summer.

Location

The property is situated on a sought-after residential road less than half 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.





Directions

RG8 7BD

What3words: ///professed.unwound.diverts

General Information

Local Authority

West Berkshire Council

Tenure

Freehold

Local Authority: West Berkshire

Services: 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 H

EPC Rating: C

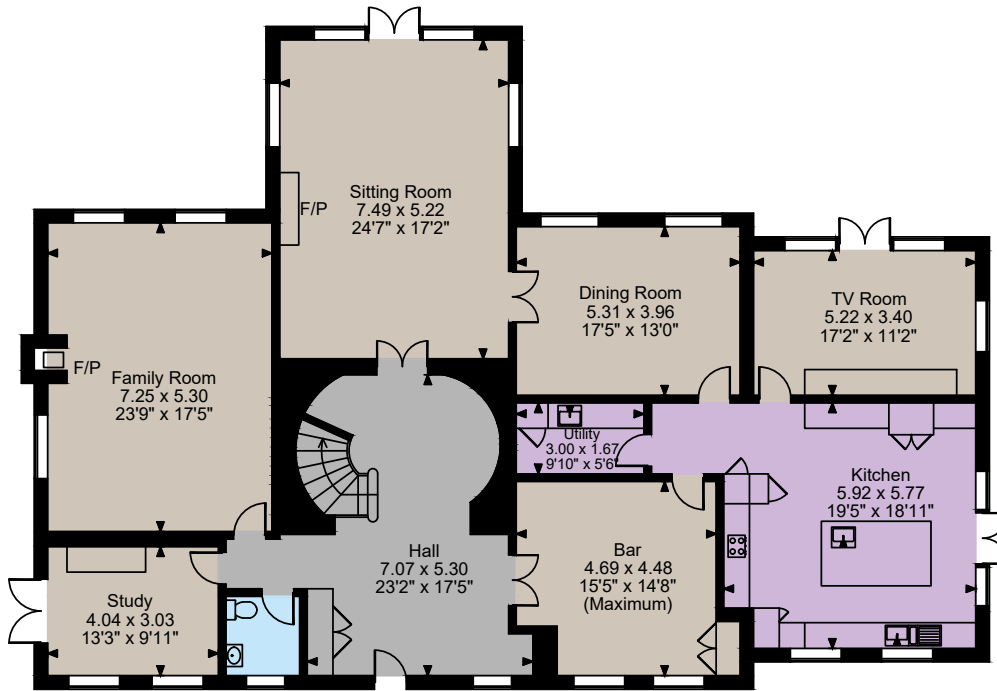
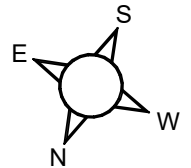
Wayleaves and easements:

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

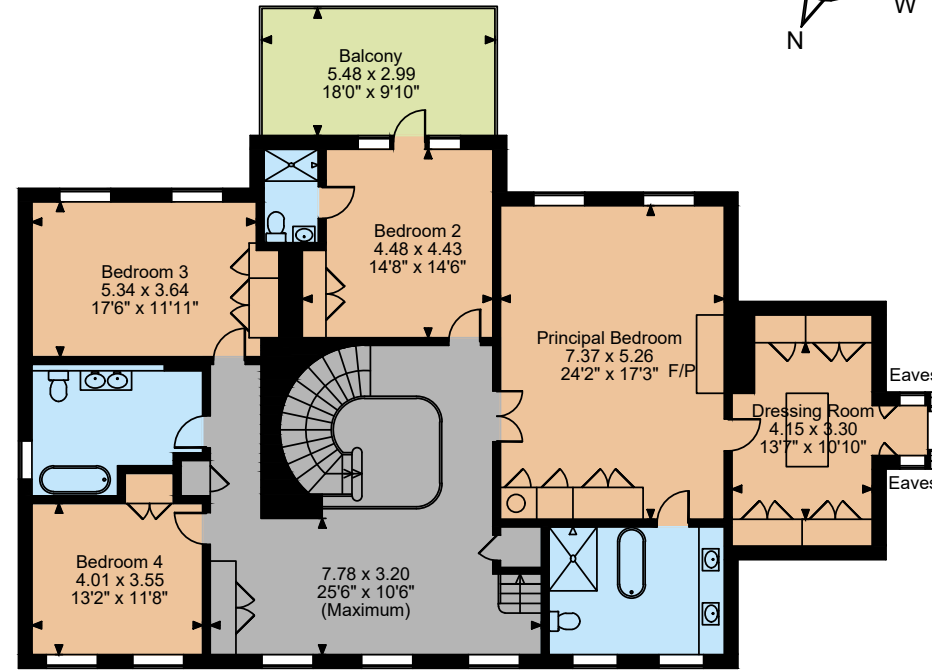
Guide Price: £4,500,000



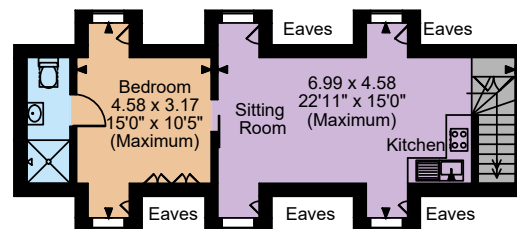
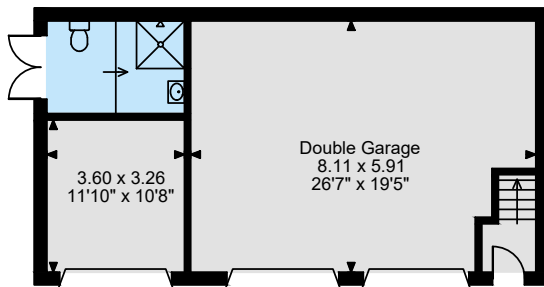
Floorplans for Flowers Hill Farmhouse
Main House internal area 507 sq m (5,462 sq ft)
Garages internal area 66 sq m (712 sq ft)
Annexe internal area 40 sq m (434 sq ft)
Total internal area 614 sq m (6,608 sq ft)



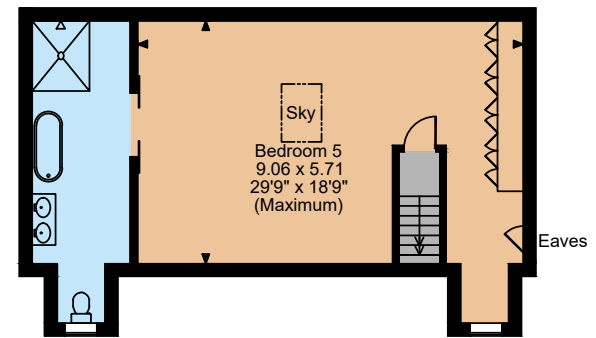
Ground Floor



First Floor



Annexe First Floor



Second Floor

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

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