



Broome House

Green Lane, Pangbourne, West Berkshire

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& PARKER**

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An immaculately presented, modern home in a sought-after location on the edge of the village

An imposing and stylishly presented contemporary home, located on a quiet lane, moments from the village centre and London bound train station



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



3,051 SQ FT



OFFERS IN EXCESS OF £1,800,000



The property

Broome House is a modern-built contemporary home offering luxurious and spacious accommodation across two floors. The rooms are generously proportioned and offer versatility to suit an array of lifestyles needs. At the heart of the home is an impressive, open-plan kitchen/ family room with large bi-fold doors, allowing a seamless transition to the outdoor terrace. The shaker kitchen units are two-tone with a stone worktop, integrated appliances, an induction hob, boiling water tap and sociable breakfast bar. There is plenty of space for an informal, family seating area and a breakfast table and chairs. Off the kitchen is a utility room with external side access, as well as a large, walk-in larder providing an abundance of additional kitchen storage. The drawing room has a sleek fireplace with log-burning stove, in-built statement cabinetry with LED lighting, one housing a television and the other a bar with an integrated drinks fridge. Situated at the front of the house is a comfortable dining room with vaulted ceilings containing skylights and external double doors, as well as front facing

study and WC. The ground floor benefits from individually zoned, underfloor heating. The stairs to the first-floor lead up from an impressive entrance hall with solid wood flooring and wine storage, ascending to a vaulted landing with floor to ceiling windows. There are four sizeable double bedrooms three of which benefit from en-suite bathrooms. The principal bedroom has a walk-through dressing area as well as the grandest en-suite with a large walk-in shower and double sinks. The family bathroom has a shower and separate bathtub.

Outside

The rear garden has been professionally designed and landscaped to maximise the outdoor entertaining potential with a large, southerly facing, paved terrace with steps leading up to a faux lawn level complete with a summer house that has power. The garden contains an array of trees and shrubs giving a degree of privacy. To the front is a walled raised lawn alongside a wide gravel driveway, providing off-street parking for a number of vehicles, as well as a double garage with electric doors up and over doors.



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.



Distances

- Pangbourne Village 0.5 miles
- Reading 6.8 miles
- London Heathrow Airport 37.4 miles
- Central London 50.3 miles

Nearby Stations

- Pangbourne Station (London Paddington from 41 minutes)
- Reading (London Paddington from 22 minutes)

Key Locations

- Beale Wildlife Park
- Basildon Park - National Trust
- The Living Rainforest
- Cobbs Farm Shop
- Bradfield College Sports Centre
- Goring Gap Boat Club

Nearby Schools

- St Andrews School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Abbey School
- Queens Anne's School
- Reading Blue Coat School
- The Downs School
- Langtree School



Floorplans

House internal area 3,051 sq ft (283 sq m)

Garage internal area 394 sq ft (37 sq m)

Summer House internal area 53 sq ft (5 sq m)

Total internal area 3,498 sq ft (325 sq m)

For identification purposes only.

Directions

Post Code RG8 7BG

what3words: ///irrigated.rinse.rewriting

General

Local Authority: West Berkshire Council

Services: All mains services gas, electric water and drainage.

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

Council Tax: G

EPC Rating: B

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



Ground Floor

First Floor

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