



# Scythe House

Green Lane, Pangbourne, West Berkshire



BNP PARIBAS GROUP 

## A substantial country home in 1.25 acres with tennis court and an indoor pool in a desirable Thameside village

Scythe House is a handsome brick-built family home offering over 5,000 sq. ft. of characterful and versatile accommodation with planning permission to reconfigure internally and make comprehensive energy efficiency upgrades.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**6 BATHROOMS**



**2 DOUBLE GARAGES**



**1.25 ACRES**



**FREEHOLD**



**VILLAGE**



**5,160 SQ FT**



**OFFERS IN EXCESS OF £3,000,000**



### The property

This handsome brick-built property was designed in 1926 by the Oxford architect Thomas Rayson in the Arts & Crafts tradition. It offers more than 5,000 sq. ft. of versatile accommodation. Original features include a butler's pantry, distinctive fireplaces and narrow strip oak floorboards.

The main entrance is via a large, brick columned storm porch, through a smart vestibule and then into a wide entrance hallway with double doors and a fireplace.

The impressive drawing room measures over 350 sq ft with high wooden beams and a striking feature fireplace with a log burner. Double doors enter into the garden room with wooden panelling. The spacious dining room has a bay window and corner fireplace.

Off the dining room is a further reception room currently utilised as a study with French doors to the garden. The kitchen is bright with modern painted units and wooden worktops, with a recessed Lacanche range cooker, complete with a sleek extractor and glass splashback, in addition to a separate gas hob and oven. There is plenty of space for a dining table

and chairs. Finally the butler's pantry features original shelved cabinetry for crockery and a sink. Along a back corridor are two spacious store rooms, a secondary, everyday entrance to the house, a toilet and a laundry / utility room.

The original wide staircase with a tall landing window goes up to the 1st floor which contains five, good-sized, double bedrooms, of which four have en-suite bathrooms. The fifth is served by a family bathroom, directly opposite. The principal bedroom has a wide bay window with commanding views over the gardens and bedroom four has access to a pretty balcony. The upstairs landing leads around to an extended part of the house where there is a changing room with shower and toilet for the indoor swimming pool, which is accessed via a flexible space which is currently used as a gym, overlooking the pool. A few steps lead down from this room past a hot-tub to the indoor pool area. Sliding doors from the pool lead out to the garden and an inviting south-westerly facing paved terrace.





### Planning permission

Planning permission was granted in November 2025 for internal reconfiguration including removing and filling the swimming pool and Jacuzzi to convert the space into a gym, games room and winter garden reception room. Other proposed changes include removing the wall between the kitchen and study to create an open plan kitchen/ diner and repurposing former storage rooms to functional accommodation. The permission also includes consent for solar panels, air source heat pump and battery storage. All relevant reports and surveys have been completed. Full details can be found under West Berkshire Council planning reference 25/02142/HOUSE. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

### Outside

The beautifully designed and landscaped gardens wrap around the house totalling 1.25 acres which is laid mostly to lawn with majority, south facing paved terraced areas for outdoor seating and dining. There is a feeling of complete privacy owing to large specimen trees in addition to thick borders and well-planted beds. To the west of the house is a tennis court, in very good condition, with dwarf brick walls and what we believe to be a fairly original, elm clad summer house overlooking the court. A broad tarmac driveway is accessed via electric gates and sweeps up to the house from Green Lane where there is parking for a number of vehicles. There is an internal double garage with electric roller shutters and also a more recently constructed, detached timber framed double garage with tiled roof and a log store.



## 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 Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Abbey School
- Queen Anne's School
- Reading Blue Coat School
- The Downs School
- Langtree School









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

House internal area 5,160 sq ft (479 sq m)  
 Garage & Stores internal area 825 sq ft (77 sq m)  
 Total internal area 5,985 sq ft (556 sq m)

For identification purposes only.

### Directions

Post Code RG7 8BG

what3words:///invite.cornfield.ticked

### General

Local Authority: West Berkshire Council

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

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

Council Tax: H

EPC Rating: E

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

### Newbury

55 Northbrook Street, Newbury RG14 1AN

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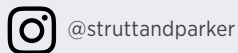
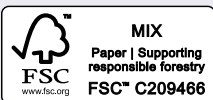
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