



Blenheim Cottage

Maidenhatch, Pangbourne

A four bedroom, period home with garage and annexe above, outbuildings and a generous plot

A strikingly handsome and more recently extended, Victorian period home, with high ceilings and period detailing. Sitting in a private plot of just over 1 acre, in a semi-rural location boarded by open fields, woods and a handful of neighbours, yet a short drive to access the many amenities and station in the popular nearby village of Pangbourne.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE / DRIVEWAY



1.02 ACRES



FREEHOLD



RURAL



2892 SQ FT



**GUIDE PRICE
1,600,000**



The property

Blenheim Cottage is an attractive family home totalling nearly 3000 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, the property sensitively combines quality fixtures and fittings and elegant neutral décor with casement glazing and some original period fireplaces.

The accommodation flows from a welcoming reception hall with en suite cloakroom. It briefly comprises a triple aspect drawing room with a feature marble fireplace, flanked on each side by bespoke storage, and two sets of French doors to the terrace. It opens into a further area, currently configured for use as a dining room but suitable for a variety of uses.

The ground floor accommodation is completed by a kitchen/breakfast room with quarry-tiled flooring throughout. The kitchen provides a range of wall and base units, complementary work surfaces, modern appliances and a door to a side hall with access to the terrace. The breakfast area has a feature exposed brick

fireplace with a cast iron range (unconnected) and space for a table for more informal meals.

Stairs rise from the reception hall to a generous first floor landing with useful storage. The part-vaulted first floor houses a principal bedroom with extensive fitted storage, double doors to a private balcony and an en suite bathroom with a corner bath with shower over. The property offers three further bedrooms, two doubles with fitted storage and the third, a single, currently employed as a study, together with a family shower room.

Outside

The property is approached through a five-bar gate over a gravelled driveway providing private parking for numerous vehicles and access to an electric vehicle charge point.

The detached double garage has a toilet and full plumbing and electrics, so has historically had numerous different uses as a full-time office, physio consultation room and now provides a fantastic play



and games room above with a great deal of secure storage downstairs. There is the possibility of being able to further convert this building to suit different requirements or perhaps even join to the house, subject to obtaining the necessary planning permission and consents. There is a further brick built outbuilding to the immediate rear of the house which not only houses the modern filtration system for the private water bore hole but also allows a great deal of storage space for garden equipment. The generous well-maintained wraparound garden is laid mainly to lawn bordered by well-stocked flower beds, mature hedging and a number of mature specimen trees, some of which produce fruit. It features numerous seating areas and a large wraparound, raised terrace with a pond, ideal for entertaining and enjoying outdoor dining, set within the peaceful surrounding countryside.

Location

Maidenhatch sits almost equidistant between Pangbourne and Upper Basildon villages, renowned for its walks and rides. Pangbourne provides many local shops and services, including a butcher, cheese shop, delicatessen, Co-Op, GP and dental practices, restaurants and a primary school. Nearby Bradfield College offers recreational facilities via membership. Pangbourne's mainline station (2.1 miles) provides fast services to Reading and London Paddington whilst the M4 allows to nearby Newbury, Reading, London Heathrow and the wider motorway network.



Distances

- Pangbourne High Street 1.8 miles
- M4 motorway (Junction 12) 5.3 miles
- Goring and Streatley 6 miles
- Reading 8.6 miles
- London Heathrow Airport 37.2 miles

Nearby Stations

- Pangbourne
- Theale

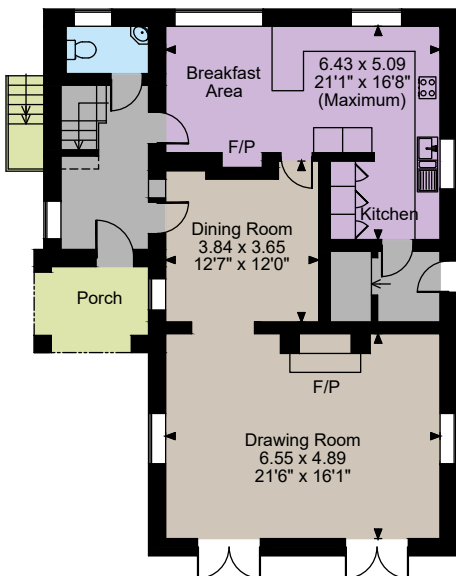
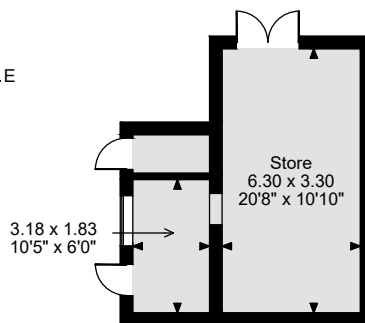
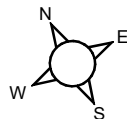
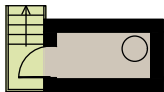
Key Locations

- 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

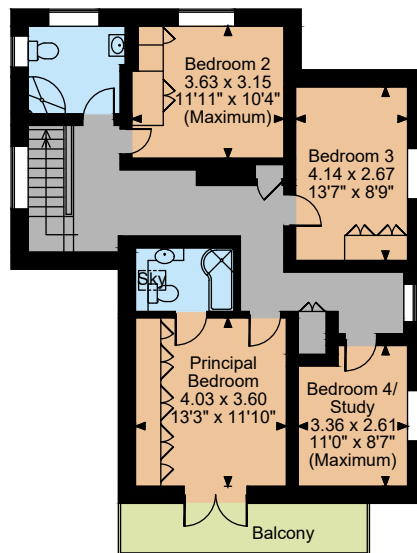
Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- The Downes School
- Moulshford
- Elstree

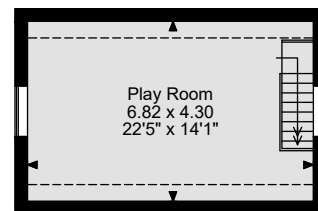




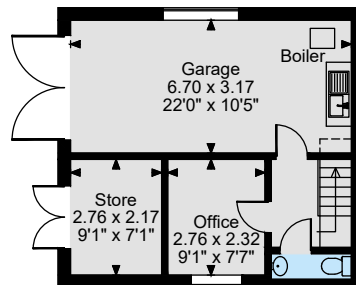
Ground Floor



First Floor



Floor Above Garage



Floorplans

Main House internal area 1,883 sq ft (175 sq m)
Garage Building internal area 688 sq ft (64 sq m)
Store internal area 321 sq ft (30 sq m)
Balcony external area 75 sq ft (7 sq m)
Total internal area 2,892 sq ft (269 sq m)
For identification purposes only.

Directions

RG8 8HH

what3words: ///trifle.pancake.makeup - brings you to the driveway

General

Local Authority: West Berkshire

Services: Mains electricity, private water (bore hole), private drainage and oil fired central heating

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

Council Tax: Band G

EPC Rating: E (Current) / C (Potential)

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

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

□ □ □ Denotes restricted head height

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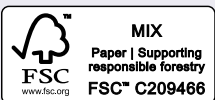
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