



20 Meadowside Road
Pangbourne

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented three-bedroom property with sunny gardens, on a peaceful cul-de-sac in popular Pangbourne

A thoroughly attractive family home with plenty of character, set on a quiet residential street in a sought-after position. The property lies just moments from Pangbourne's village centre with its various independent shops, restaurants and cafés, while the beautiful surrounding countryside is also within easy reach.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



ON-STREET PARKING



0.07 ACRES



FREEHOLD



VILLAGE



1,029 SQ FT



**GUIDE PRICE
£625,000**



The property

20 Meadows Road is an elegant three-bedroom semi-detached residence that skilfully blends period charm with modern styling. The property features beautiful exposed timber beams and a range of character features that reflect its heritage, while the interiors have been thoughtfully updated with clean, neutral décor to create a bright and welcoming living environment. The main reception room is the drawing room at the front, with its luxury vinyl tile flooring with wooden effect, exposed timber framing and fireplace, which is fitted with a woodburning stove. At the rear, the dining room provides space for a family dining table, with French doors opening onto the southeast-facing garden. The kitchen adjoins the dining area in a semi open-plan layout and features modern white fitted units at both base and wall level, offering ample storage. Additional features include tiled splashbacks, space for all necessary appliances, and integrated AEG appliances comprising a double oven, induction hob, and extractor hood.

Upstairs, the three well-presented bedrooms include the principal bedroom at the front, which features an ornate cast-iron open fireplace. The two rear bedrooms are southeast-facing, receiving plenty of natural light throughout the day and offering views over the back garden. Additionally, the first floor benefits from a family bathroom fitted with an over-bath shower, pedestal washbasin, and low-level WC.



Outside

At the front of the property, a raised railway sleeper bed provides space for various shrubs and flowering perennials, while there is also a bin store, helping to maintain a neat appearance. Permit parking is available in marked bays along both sides of Meadowside Road. A gravel pathway leads to the side of the house, accessing the main entrance and the rear garden. The garden is southeast-facing and includes a patio at the back of the house for al fresco dining, with a well-maintained lawn beyond. The lawn is bordered by timber fencing to one side and established hedgerow interspersed with mature fruit trees to the other, while there are also border flowerbeds filled with colourful flowering perennials. At the end of the garden, a timber-framed shed provides useful garden storage.

Location

Pangbourne is a charming Thameside village with an excellent range of local facilities including a church, primary school, pubs and restaurants and several specialist shops, including an award-winning butcher and specialist cheese shop. There is also a main line rail link to London, Paddington within the hour. The more comprehensive amenities of Reading are just 6 miles away (London, Paddington 45 mins). The M4 (J12) is about 5 miles away and provides excellent access to the motorway network, London and its airports. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.

Distances

- Theale 4.2 miles
- Goring 5.3 miles
- Reading 5.5 miles
- Wallingford 9.5 miles
- Henley-on-Thames 12.0 miles

Nearby Stations

- Pangbourne
- Tilehurst
- Theale
- Reading

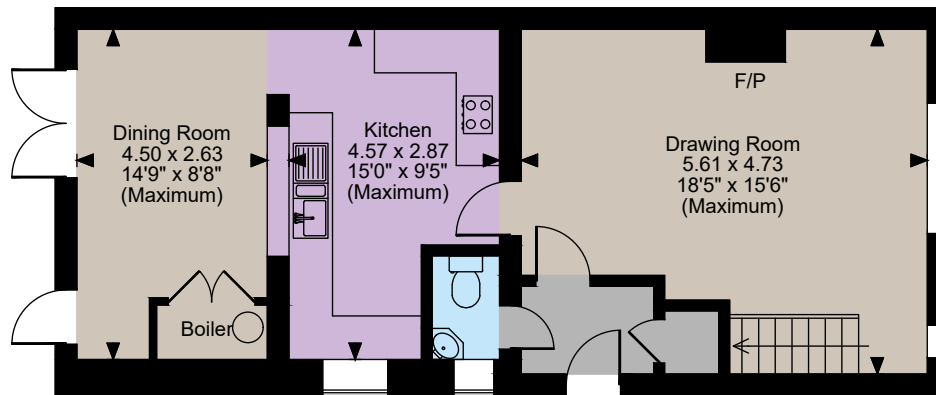
Key Locations

- Beale Wildlife Park
- Basildon Park
- Mapledurham House
- Reading Museum
- The Museum of English Rural Life
- Highclere Castle
- Windsor Castle

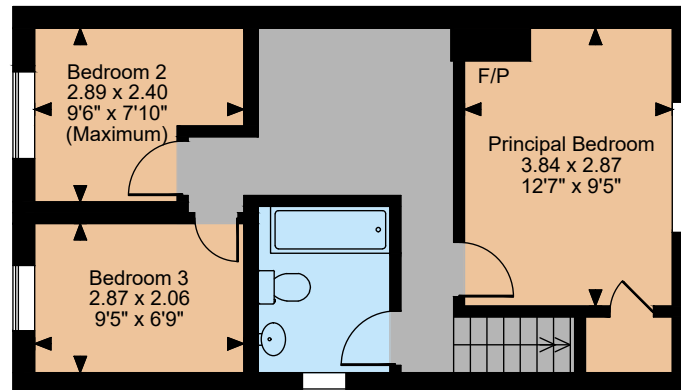
Nearby Schools

- St Andrew's School, Pangbourne
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- Dolphin School Limited
- Leighton Park School
- The Abbey School
- Queen Anne's School
- Reading Blue Coat School





Ground Floor



First Floor

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

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Floorplans

Internal area 1,029 sq ft (96sq m)

Total internal area 1,029 sq ft (96sq m)

For identification purposes only.

Directions

RG8 7NQ

what3words: ///plantings.soft.hazy - brings you to the property

General

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 D

EPC Rating: D

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

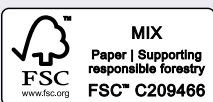
Pangbourne

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