



Bowden Keep

Pangbourne, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A character, detached, five/six bedroom property with swimming pool and magical grounds totalling nearly 3 acres

A striking 1930s Art Deco inspired family home offering generously-proportioned accommodation, quality period features and a wealth of wooden flooring across the ground floor, all combining to create an elegant and practical living and entertaining environment. Sat within a private and rural plot, with country views, yet striking distance to the amenities and transport links of Pangbourne.



3 RECEPTION ROOMS



5/6 BEDROOMS



5 BATHROOMS



DOUBLE GARAGE



C.3 ACRES



FREEHOLD



SEMI-RURAL / CLOSE TO TRANSPORT



2,987 SQ FT



GUIDE PRICE £2,300,000



The property

Bowden Keep is an attractive and unique 1930s Art Deco-styled rendered double-fronted family home offering almost 3,000 sq ft of flexible accommodation. Combined to provide an elegant and practical living and entertaining environment featuring quality fixtures and fittings and a wealth of wooden flooring across the ground floor, the accommodation flows from a welcoming reception hall with useful cloakroom. It comprises a drawing room with feature fireplace with inset wood burner, bespoke storage and a glazed door to the rear terrace, a triple aspect dining room with freestanding wood burner and French doors to the rear terrace as well as an L-shaped home office with the potential to operate as a 6th bedroom annexe with freestanding wood burner, en suite shower room and door to the rear terrace.

The ground floor accommodation is completed by a triple aspect kitchen/breakfast room with a range of wall and base units including a large central island with breakfast bar, an Aga, modern integrated appliances, an adjoining fitted utility room with walk-

in pantry and a door to the front aspect, a breakfast area with space for a sizeable table and French doors to the rear terrace taking in the special rear views.

On the first floor, the property offers a principal bedroom with wooden flooring, a freestanding bath and a dressing area leading to a spacious en suite bathroom. There is also a double-height bedroom with its own en suite and stairs leading to a galleried second-floor mezzanine. An additional front facing bedroom also benefits from an en suite bathroom. What can be described as a sixth upstairs bedroom currently operates as a dressing room. Two further bedrooms are also located on this floor, one of which has stairs rising to another second-floor mezzanine. These two are served by a modern family bathroom containing a bathtub with overhead shower.



Outside

The house is set nicely back and approached over a sweeping gravelled and gated driveway providing private parking and giving access to a detached double garage. The well-maintained garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and interspersed with numerous mature, specimen trees and features a swimming pool, warmed by a more efficient air source heat pump, complete with paved and decked surround. A notable feature is a raised, wooden decked terrace, running along the entirety of the rear of the house, allowing for plenty of outdoor furniture when entertaining and admiring the gardens. Towards the bottom of the plot is a garden cabin with power alongside an open-sided outdoor kitchen with wash area and seating around a fire-pit to enjoy the far-reaching views over surrounding countryside.

Location

The house is located in a specific area known as Bowden, sitting within an Area of Outstanding Natural Beauty (National Landscapes) and just over 1.5 miles outside of the popular village of Pangbourne. Pangbourne provides local shops and services, including an award-winning butcher, organic shop, specialist cheese shop and delicatessen, supermarket, library, GP and dentist practices, hairdressers, pubs, restaurants and a primary school. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides. More comprehensive amenities are available in Reading. Pangbourne's mainline station (2.0 miles) provides services to London Paddington within the hour and the M4 gives access to the motorway network, London and its airports.



Distances

- Pangbourne 1.7 miles
- Reading 8.2 miles
- M4 (Junction 12) 6.6 miles
- Henley-on-Thames 13.7 miles
- Oxford 23.8 miles
- Central London 53.1 miles

Nearby Stations

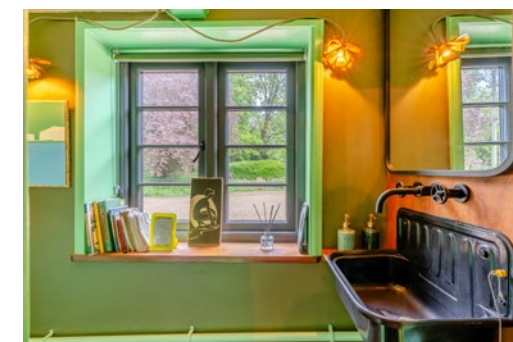
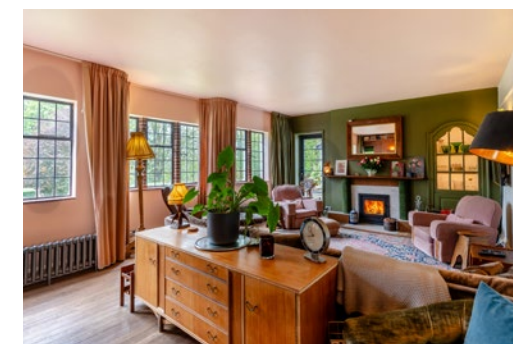
- Pangbourne
- Theale

Key Locations

- Basildon Park (National Trust)
- Beale Wildlife Park
- The Living Rainforest
- The Royal Oak (Yattendon)
- Greys Court (National Trust)
- Highclere Castle

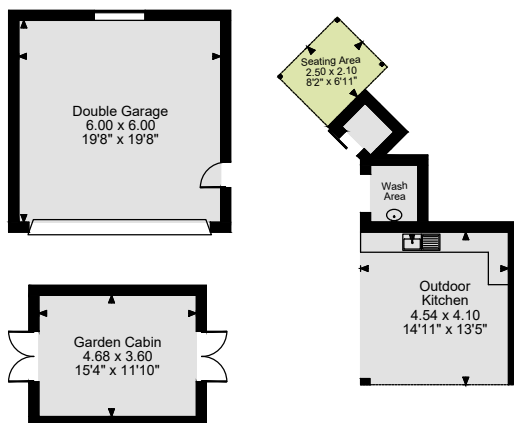
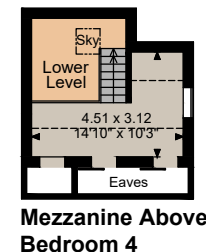
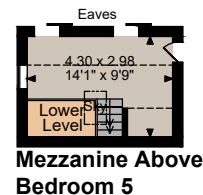
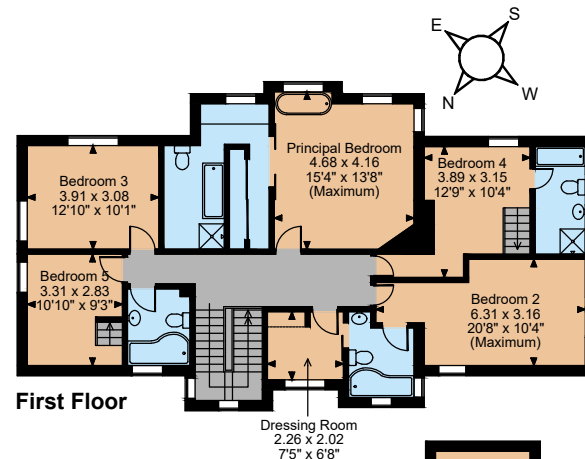
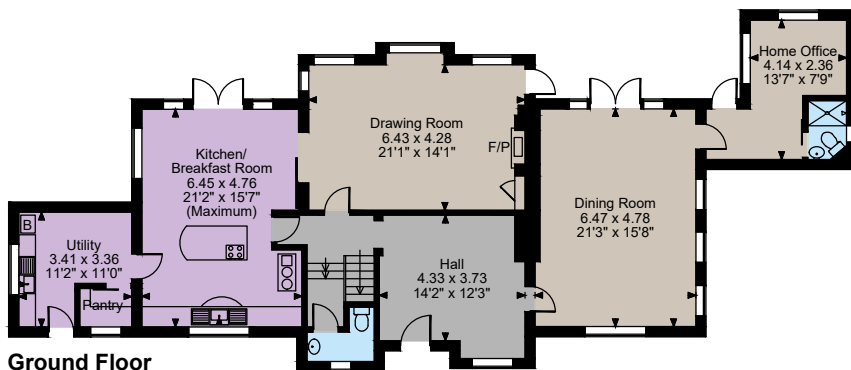
Nearby Schools

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









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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,987 sq ft (278 sq m)

Garage internal area 388 sq ft (36 sq m)

Garden Cabin and Outdoor Kitchen internal area 433 sq ft (49 sq m)

Total internal area 3,808 sq ft (362 sq m)

For identification purposes only.

Directions

RG8 8PT

what3words: ///affair.stunner.according - brings you to the driveway

General

Local Authority: West Berkshire

Services: Mains electricity and water, private drainage. Oil-fired central heating

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

Council Tax: Band H

EPC Rating: E

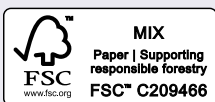
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Pangbourne

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