



The Forge, 15 Pangbourne Hill, Pangbourne

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# The Forge, 15 Pangbourne Hill, Pangbourne, RG8 7AS

An enchanting, Grade II Listed character cottage in the heart of the picturesque, riverside village.

Pangbourne mainline station 0.4 miles (London Paddington 45 mins), Theale 4.7 miles, M4 J12 4.9 miles, Reading 6.2 miles, Newbury 20 miles

Drawing room | Dining room | Office/Bedroom 4 | Kitchen/breakfast room | Utility | Principal bedroom with en suite bathroom | 2 Further bedrooms | Family bathroom | Office/Store Garage | Garden

EPC Rating D

## The property

Believed to date back to the early 16th century and since extended and renovated, this historic cottage retains many period features and these sit nicely alongside the more modern and practical finish. Despite its historic appearance, it's a home suited to modern family living. There is attractive wood-flooring in the ground floor drawing room, which enjoys the warming ambience of a wood-burning stove and features an exposed beam, wall panelling and steps which lead into the adjoining kitchen/breakfast room. The kitchen is deceptively large following a more recent rear extension containing a striking and stylish kitchen with shaker style units, with white stone work tops, a mantle above the range cooker and feature central island. Bi-fold doors open onto the rear garden. The dining room also features new wooden flooring, with its fireplace focal point and ample space to host family and friends, whilst a further reception room offers options for use as a study, a snug or an additional bedroom, if required.

On the first floor, there are three bedrooms which showcase historic decorative fireplaces

and the exposed rafters within the part-vaulted ceilings. The generous principal room has wardrobe storage and access to a well-appointed, modern en suite bathroom, whilst the large family bathroom on the upper level is stylishly designed with a wall of split-face slate tiling, twin sinks, a bath tub and a separate shower cubicle.

## Outside

Lengths of hedging border the street-side and the neighbouring boundary, with in and out access to a gravelled frontage, which extends to the side of the property. Black-painted timber gates open onto a further stretch of gravelled driveway at the rear providing additional, secure parking and giving access to the detached garage. Paved terracing adjoins the back and side of the cottage, offering opportunities for outdoor dining, entertaining and relaxation whilst enjoying the south-easterly aspect. An area of lawn extends beyond a timber arbour, which marks the journey through to the partly obscured 'secret' section of the garden, where a paved pathway leads to a side patio and a further sheltered spot beneath a pergola. A timber outbuilding provides options for use as a home office refuge or storage space.

## Location

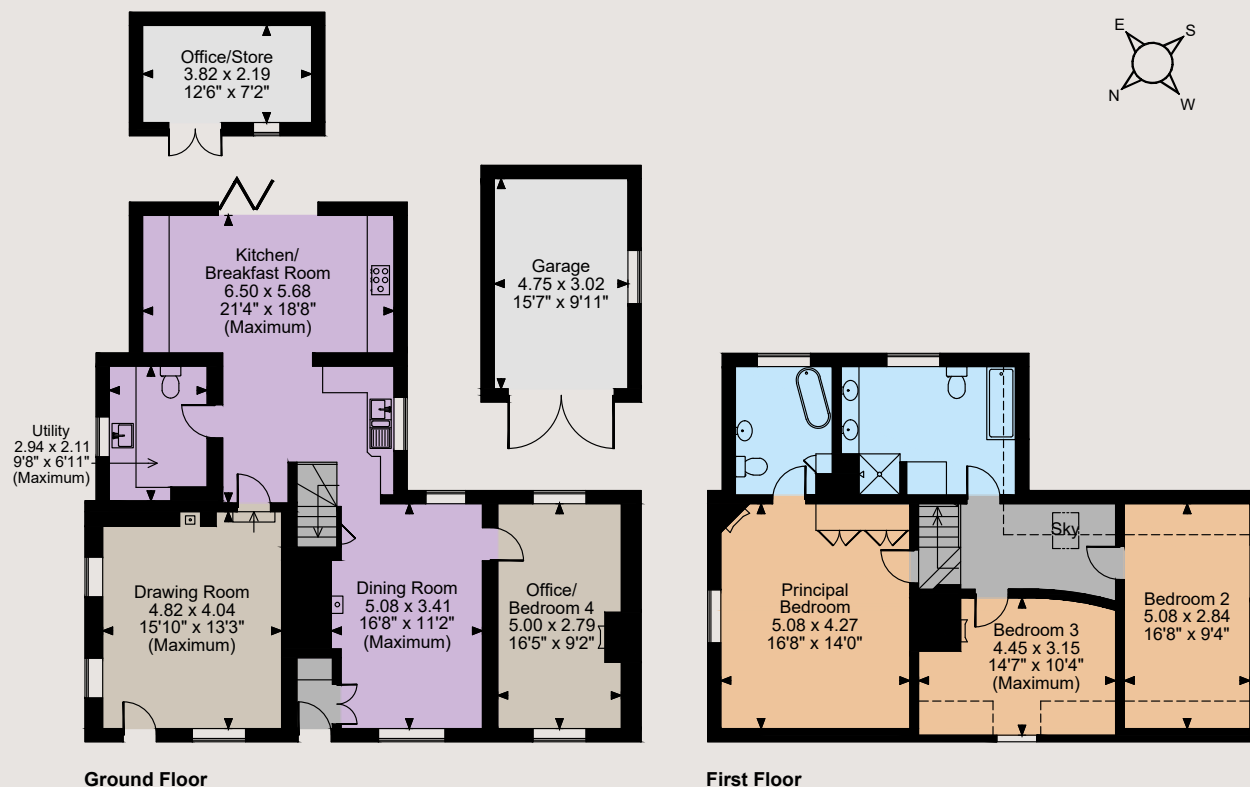
The property is conveniently situated just 160 metres from Pangbourne High Street. The pretty Thameside village provides an excellent range of local facilities including a church, primary school, pubs and restaurants and a number of specialist shops, including an award winning butcher and specialist cheese shop. The mainline railway station offers services to London, Paddington within the hour and for car journeys, there is easy access to the M4 which provides links to major road networks. The more comprehensive amenities of Reading are just 6 miles away (London, Paddington 27 mins) and recreational facilities are available at Bradfield College via membership, whilst for lovers of the outdoors, the surrounding countryside is renowned for its walking and horse riding routes.







Pangbourne Hill, Pangbourne  
Main House internal area 1,823 sq ft (169 sq m)  
Garage internal area 154 sq ft (14 sq m)  
Office/Store internal area 90 sq ft (8 sq m)  
Total internal area 2,067 sq ft (192 sq m)



Ground Floor

First Floor

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

□ □ □ Denotes restricted head height

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## Directions

What3Words///branched.pegs.shades

## General

**Local Authority:** West Berkshire Council

**Services:** Mains electricity, gas, water & drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £900,000

## Pangbourne

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