



17 Pangbourne Hill
Pangbourne

A splendid three-bedroom cottage with Grade II listed status, in a desirable and well-connected setting

A delightful period cottage combining original character features with understated modern décor and fittings to create a thoroughly attractive family home. Set in the heart of sought-after Pangbourne, moments from the village amenities and within easy reach of Reading and the excellent local transport connections, the property is ideal for those seeking village life with commuter links.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE



0.16 ACRES



FREEHOLD



VILLAGE LOCATION



1,719 SQ FT



**GUIDE PRICE
£925,000**



The property

17 Pangbourne Hill is a charming Grade II listed cottage, offering more than 1,700 sq. ft of beautifully appointed accommodation. Dating from the early 16th century, its timber beams and brick-built fireplaces lend the accommodation plenty of character, while the décor has a simple, modern elegance throughout.

There are four reception rooms across the ground floor and the lower level. These include the well-proportioned drawing room, which features wooden flooring, ceiling and vertical timber beams and a corner fireplace. The dining room provides a welcoming entrance to the home, with its painted timber framing, wooden flooring and dual aspect, while additional living space is provided in the sitting room, which has an impressive brick-built open fireplace, fitted with a log burner. The historical cellar has a window and is fully converted to now form a very useful study with the potential to be used as a guest 4th bedroom if required given the downstairs

bathroom. The kitchen itself is fitted with sleek, contemporary units in white, wooden worktops and a stainless steel range cooker with an extractor hood.

Upstairs there are two well-presented double bedrooms and 1 single bedroom. These include the principal bedroom towards the rear, which has built-in wardrobes and a triple aspect overlooking the rear garden. One further bedroom also benefits from fitted storage. Additionally, the first floor has a family bathroom with an over-bath shower, a heated chrome towel rail and a close coupled WC and washbasin.



Outside

At the front of the property, the sheltered entrance opens onto Pangbourne Hill, while at the side there is gated access to vehicles to the gravel courtyard area, where there is plenty of parking space and a detached garage with a gym or home office at its rear. The garage being full sized, dry, boarded and with an extra level accessed by a ladder means you have plenty of space for storage with potential to further convert subject to planning permission. The garden lies beyond the garage, with a high red brick wall to one side and established hedgerows to the other, providing plenty of privacy. There is also a beautifully landscaped, south-facing courtyard accessed via the drawing room, providing an excellent space for entertaining.

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 over 7 miles away (London, Paddington 45 mins). The M4 (J12) 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

- Pangbourne <0.1 miles
- M4 (J12) 5.1 miles
- Reading 7.6 miles
- Wallingford 9.9 miles

Nearby Stations

- Pangbourne

Key Locations

- Beale Wildlife Park
- Basildon Park
- The Thames Path
- The Living Rainforest
- Bradfield Sports Complex
- Adventure Dolphin Pangbourne

Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- Pangbourne Primary
- Whitchurch Primary





Cellar

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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Floorplans

Main House internal area 1,719 sq. ft (160 sq. m)
 Restricted height internal area 103 sq. ft (10 sq. m)
 Garage internal area 384 sq. ft (35 sq. m)
 Total internal area 2,206 sq. ft (205 sq. m)

For identification purposes only.

Directions

RG8 7AS

what3words: ///disengage.hooks.panther - brings you to the property

General

Local Authority: West Berkshire Council

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 F

EPC Rating: E

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

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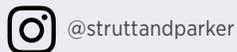
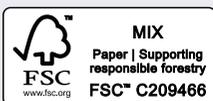
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