



50 Reading Road
Pangbourne, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A well-appointed, semi-detached village centre Victorian house with a long south facing garden

An impressive semi-detached family home combining handsome original details with elegant contemporary styling and décor, situated in a desirable position just moments from the centre of Pangbourne. The property features splendid brick elevations and sash windows, while inside there is light and airy accommodation with clean, neutral styling throughout.



2 RECEPTION ROOMS



4 BEDROOMS



1 BATHROOM



OFF-STREET PARKING



REAR GARDEN



FREEHOLD



VILLAGE



1169 SQ FT



**GUIDE PRICE
£695,000**



The property

50 Reading Road is a stylish bay-fronted Victorian house, offering characterful accommodation arranged over three floors, with planning permission to extend.

On the ground floor, the entrance hall leads to the main reception room, which is the open-plan drawing and dining room. This 27ft living and entertaining area has wooden parquet flooring, a fireplace fitted with a log burner and a bay window to the front, fitted with plantation shutters. There is space for both a seating area and a family dining table. Further space in which to relax as a family is available in the conservatory to the rear, which benefits from a sunny south-facing aspect and features a glass roof and French doors opening to the patio area. Between the conservatory and the drawing and dining room is a well-equipped kitchen with modern fitted units to base and wall level, a range cooker and space for all the necessary appliances, as well as a door opening to the patio at the side.

The first floor provides access to three well-presented bedrooms, one of which is ideal as a study or nursery. The generous principal bedroom is located to the front and features built-in wardrobes. Also on the first floor is a family bathroom with an over-bath shower, while stairs continue to the second floor, where there is a further bedroom or reception room, with two skylights welcoming plenty of natural light, and access to eaves storage space.



Outside

At the front of the house there is a block-paved driveway, providing parking space for up to two vehicles, with further parking available on-street along Reading Road. The garden at the rear is south-facing and welcomes plenty of sunlight throughout the day. It includes a patio area for al fresco dining, with a lawn beyond, bordered by established hedgerow. At the end of the garden, a summer house provides a peaceful space in which to relax, or alternatively, space for garden storage.

Location

Pangbourne is a pretty Thameside village with an excellent range of local facilities including a church, primary school, GP surgery, dentist, pubs, restaurants and a number of specialist shops including an award-winning butcher and specialist cheese shop, together with state primary and independent schooling. The surrounding countryside is renowned for its walks and rides, and Bradfield College (4.3 miles) offers superb sporting facilities via membership. Nearby villages and Reading town centre provide more comprehensive shopping, service, leisure and sporting facilities, trains from the latter reaching London Paddington in 27 minutes. Communications links are excellent: Pangbourne station offers mainline services to London Paddington and the A4 and M4 give excellent access to major regional centres, the motorway network, London and its airports.



Distances

- Goring 4.7 miles
- Reading 5.5 miles
- Wallingford 9.8 miles
- Henley-on-Thames 12.0 miles

Nearby Stations

- Pangbourne (London Paddington 45 mins)

Key Locations

- Beale Wildlife Park
- Basildon Park
- Mapledurham House
- The Living Rainforest
- Thames Path
- The Royal Berkshire Shooting School

Nearby Schools

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





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 1,169 sq ft (109 sq m)

Summer House internal area 114 sq ft (11 sq m)

Total internal area 1,283 sq ft (119 sq m)

For identification purposes only.

Directions

RG8 7JF

what3words: ///adjust.eaten.hops - brings you to the driveway

General

Local Authority: West Berkshire Council

Services: All main services, gas central heating, double glazing

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

Council Tax: Band E

EPC Rating: D

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

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

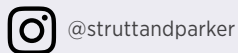
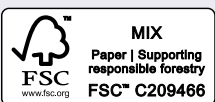
Pangbourne

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