



Maple Bank, Riverview Road, Pangbourne

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Maple Bank, Riverview Road, Pangbourne, RG8 7AU

A very deceptively large, family home at over 4000 sq.ft with attractive rural views, yet located within striking distance of the shops and station.

Reception hall | Drawing room | Family room
Study | Dining room | Kitchen/breakfast room
Utility/boot room | Cloakroom | Principal bedroom with dressing room & en suite shower room | 4 Further bedrooms, 2 en suite | Family bathroom | Balcony | Double garage | Summer house | Shed | Garden | EPC rating D

The property

Maple Bank is a beautifully presented detached family home that features more than 4000 sq. ft of very spacious and well proportioned living accommodation, including five bedrooms and a number of flexible and impressively large reception rooms, with parquet flooring and elegant features the current owners have introduced during their ownership.

The main reception room is the 28ft drawing room, with a fireplace with a wood burning stove and French doors opening to the south-facing rear garden. There is also a sizeable family room linked to the kitchen via glass double doors. Finally there is a study and a more formal dining room for when entertaining. The 30ft open-plan kitchen/breakfast room is the highly impressive heart of this home, with a stone tiled floor, French doors to the garden, and smart, shaker, country styled units with a granite worktops. There is plenty of storage, a central island with a breakfast bar, a split butler sink and an Aga, as well as space for a breakfast table and a seating area.

Upstairs, the double bedrooms include a spacious principal bedroom with a cleverly designed dressing room, complete with "His & Her" dual doors, an en suite shower room and

doors opening onto a balcony overlooking the rear garden. Two further bedrooms share an en-suite with a "Jack & Jill" set-up in addition to a family bathroom with a roll top bathtub and a separate shower unit serving the remaining two bedrooms.

Outside

At the front of the property, the gravel driveway provides plenty of parking space and access to the integrated double garage with attractive wooden cladding and barn doors. There is also a front garden laid to lawn, with borders of established shrubs and mature trees. At the rear, the south-facing garden welcomes plenty of sunlight throughout the day and includes an area of paved terracing and a lawn, backing onto open fields, which only a handful of the houses on the road enjoy and give the impression of being more rural. The borders are well established creating a good degree of privacy. In addition to a timber shed, a bespoke breeze hut gazebo is positioned to enjoy the scenic views and a former brick & tiled pool house exists with power, shower room, w/c and sink which has potential for further developing. A footpath runs from nearby the front of the house leading directly to the station.

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 a 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 is an excellent range of schooling in the area including Pangbourne College, Bradfield College, St Andrews School and The Oratory.





Maple Bank, Riverview Road, Pangbourne
 Main House internal area 3,629 sq ft (337 sq m)
 Garage internal area 330 sq ft (31 sq m)
 Summer House & Shed internal area 226 sq ft (21 sq m)
 Balcony external area = 250 sq ft (23 sq m)
 Total internal area 4,185 sq ft (389 sq m)



Directions

What3Words///future.indulges.feel brings you to the property's driveway

General

Local Authority: West Berkshire Council

Services: Mains electricity, gas, water and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,250,000

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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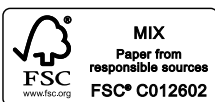
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