



The Old Boathouse, 6a Shooters Hill

Pangbourne

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An outstanding modern townhouse, in a tranquil riverside setting with its own private mooring

A chic, stylish riverside property with a mooring directly on the Thames, in the highly desirable village of Pangbourne. The property features attractive contemporary styling, with neutral décor and plenty of natural light throughout, while outside there are splendid, tranquil views across the river and towards the countryside beyond.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE / OFF STREET PARKING



GARDEN / ROOF TERRACE



FREEHOLD



VILLAGE / RIVER



1,832 SQ FT



**GUIDE PRICE
£1,250,000**

The property

The Old Boathouse is a modern four-bedroom terraced house, in a picturesque and highly convenient location yards away from the village's amenities, including its station.

The living accommodation is arranged across four beautifully appointed levels, with an impressive open-plan kitchen and dining room on the ground level, which opens directly onto the riverside garden via floor to ceiling sliding glass doors. There is space for a large family dining table, while the kitchen itself has stylish modern units in white, a central island with a breakfast bar and integrated appliances, including dual ovens, an induction hob and dual wine coolers.

Also on the ground floor is a useful utility room for further storage and appliances, as well as a shower room and a toilet. On the first floor there is a further comfortable drawing room, which offers unrivalled views of the riverside from its sliding glass doors, which open onto a magnificent roof terrace. There are two well-presented bedrooms on the first floor,

one of which benefits from an en suite shower room. Occupying the second floor is a luxurious principal bedroom, which features sliding glass doors opening to a Juliet balcony, offering spectacular views of the tranquil riverside surroundings. The principal suite also benefits from fitted wardrobes and a generously proportioned en suite bathroom, complete with a freestanding bathtub and a walk-in shower. Finally there is a good-sized and bright study with velux window. On the third floor there is a gym or bonus room, which could equally be used as a further over-spill bedroom if required, with a skylight overhead allowing plenty of natural light.



Outside

At the front of the property, the shared driveway and parking area provides parking space for up to two vehicles, as well as to the garage for home storage. At the rear, the river garden is ideal for al fresco dining, with an area of artificial turf lawn and steps down to the private river mooring, with its jetty. The garden is enclosed by fencing on both sides with raised planters adding a splash of colour. The first-floor roof terrace provides further space for al fresco dining, or simply relaxing and enjoying views of this peaceful and calm stretch of river, and across the fields beyond.

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. Along the river, you have access to several excellent pubs, including The Swan (Pangbourne), Coppa Club (Streatley) and Bettle and Wedge (Mulford). There is also a main line rail link to London, Paddington within the hour, running every 30 minutes during weekdays. 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. The Coppa Club Streatley has a membership gym, and boasts of a pilates studio in the town. There are wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.



Distances

- Theale 4.0 miles
- Goring 4.2 miles
- Reading 5.9 miles
- Wallingford 9.3 miles
- Henley-on-Thames 12.0 miles

Nearby Stations

- Pangbourne
- Theale
- Goring

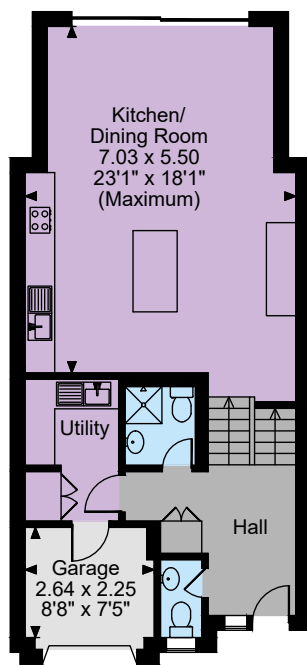
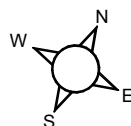
Key Locations

- Beale Wildlife Park
- Basildon Park
- The Thames Path
- Royal Berkshire Shooting School
- The Ridgeway National Trail

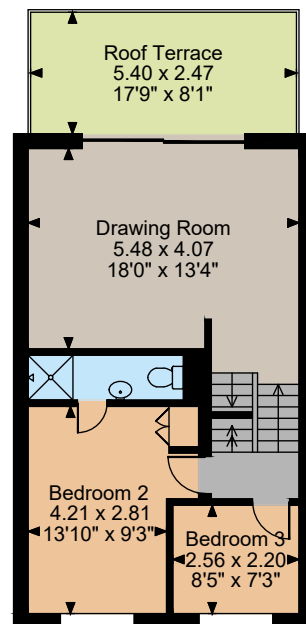
Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- Moulsoford
- Cranford
- Langtree School

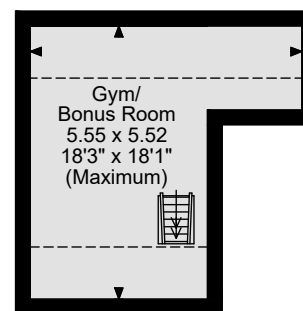




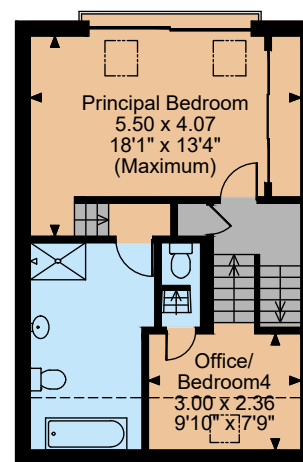
Ground Floor



First Floor



Third Floor



Second Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Internal area 1,832 sq ft (170 sq m)

Roof Terrace external area = 144 sq ft (13 sq m)

For identification purposes only.

Directions

RG8 7DU

what3words: ///copiers.frosted.relishes - brings you to the driveway

General

Local Authority: West Berkshire

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: C

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

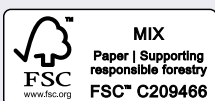
Pangbourne

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