



9 St James Close
Pangbourne, Berkshire

A fully renovated three bedroom detached family home located in a quiet Thameside village

A handsome, extended property featuring elegant décor and brand new fixtures and fittings throughout. It is located in a no through road at the heart of a desirable village, within striking distance of local amenities and the mainline station and within easy reach of the road network and further town centre amenities.



3 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOMS



GARAGE



0.14 ACRES



FREEHOLD



VILLAGE LOCATION



1,632 SQ FT



**GUIDE PRICE
£1,100,000**



The property

9 St James Close is a fully renovated and modernised detached family home, sensitively extended to offer more than 1,600 sq. ft. of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive family and entertaining environment, it features elegant décor and quality fixtures and fittings throughout.

The accommodation flows from a welcoming reception hall with useful storage and a cloakroom. It comprises a spacious dual aspect drawing room and an extensive dual aspect kitchen/dining room with exposed wooden flooring throughout, extended by the vendors and forming the hub of the home. The kitchen has a range of contemporary high gloss wall and base units, a large central island with breakfast bar, complementary work surfaces and modern integrated appliances. It opens into a part-vaulted dining area with space for a large table overlooked by two sky lanterns and full-height glazing incorporating patio doors to the rear terrace. Both areas connect to further rooms. A door from the kitchen opens to a

wooden-floored utility room, fitted with a range of complementary units. It has doors to the garden and to a well-proportioned wooden-floored study with access to the integral garage. A door from the dining area opens to a part-vaulted rear aspect family room with tiled flooring, forming part of the extension and with a large sky lantern providing plenty of additional natural light.

Stairs rise from the reception hall to a generous first floor landing. It gives access to a triple aspect principal bedroom and two further double bedrooms, together with a contemporary part-vaulted family bathroom with bath and separate shower enclosure.



Outside

Set behind an area of level lawn bordered by mature shrub beds and having plenty of kerb appeal, the property is approached over a driveway providing private parking and giving access to the integral garage. An adjacent gravelled area provides further private parking and benefits from a pedestrian gate leading to the rear garden. Set against a backdrop of mature trees, the well-maintained enclosed south-east facing garden to the rear is laid mainly to gently-sloping lawn bordered by well-stocked flower and shrub beds. It features a paved terrace accessible from the kitchen/dining room, ideal for entertaining and outdoor dining.

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 (0.2 mile) 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

- Pangbourne 0.2 miles
- Theale 4.5 miles
- Reading 7.7 miles
- London Heathrow Airport 37.5 miles
- Central London 50.2 miles

Nearby Stations

- Pangbourne (London Paddington 45 minutes)

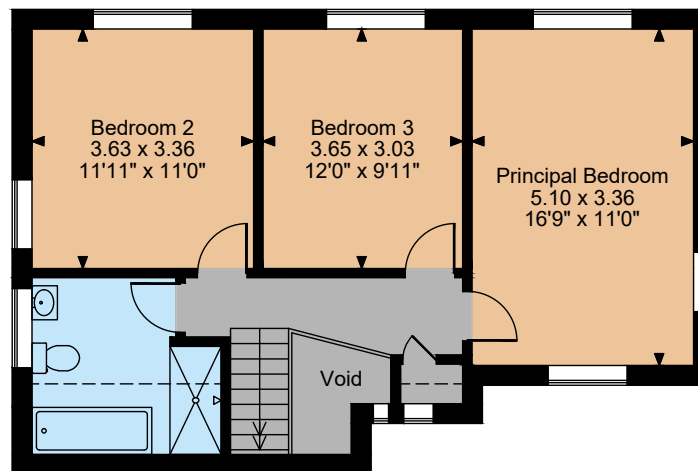
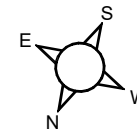
Key Locations

- Beale Wildlife Park
- Basildon Park
- Mapledurham House
- The Royal Berkshire Shooting School
- The Thames Path
- The Ridgeway National Trust

Nearby Schools

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





Floorplans

Main House internal area 1,632 sq ft (152 sq m)

Garage internal area 106 sq ft (10 sq m)

Total internal area 1,738 sq ft (161 sq m)

For identification purposes only.

Directions

RG8 7AP

what3words: ///sooner.hilltop.juggled - 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

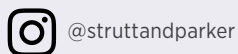
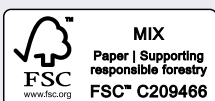
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Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

0118 984 5757

pangbourne@struttandparker.com
struttandparker.com



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