



# 3 Stokes View

Pangbourne



## A centrally located home with a double garage, garden and flexible accommodation across two floors

Set back from the road, the property offers over 1,700 sq ft of internal space, including a drawing room with doors to the garden, a separate dining room, and four bedrooms. Practical in both layout and outlook, the house enjoys a strong connection to the garden.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**REAR GARDEN**



**FREEHOLD**



**VILLAGE CENTRE**



**2,044 SQ FT**



**ASKING PRICE  
£1,300,000**



### The property

Stokes View is an attractive and well-proportioned four-bedroom home, offering light-filled accommodation arranged over two floors. The layout is thoughtfully designed, with living spaces flowing from a welcoming central hallway that includes a practical cloakroom, a generously sized boot room, and a staircase rising to the first floor.

The principal reception space is a generous drawing room, featuring a characterful fireplace and two sets of French doors that open directly onto the rear garden, creating a strong connection between the interior and the outdoors. Adjacent is the dining room, which also enjoys direct access to the garden and includes a door leading through to the kitchen, with potential to remove the dividing wall to create an open plan kitchen and dining.

The ground floor is completed by a spacious kitchen, fitted with a range of wall and base units, integrated appliances, and a defined utility area. A side door provides additional access to the exterior, adding to the home's practicality.

Upstairs, the spacious principal bedroom benefits from built-in storage and a private en suite shower room. Two further double bedrooms provide ample accommodation for family or guests, with one also enjoying its own en suite facilities and fitted storage. In addition, there is a fourth bedroom, currently arranged as a single, which could serve equally well as a study or nursery. A centrally located family bathroom serves the remaining bedrooms, completing the first-floor accommodation.





## Outside

The property is set back from the road behind a generously sized front garden, with a brick-paved driveway leading to a detached double garage, with electric, up and over doors. A set of brick steps provides access to a gated entry point to the rear garden, while a paved pathway extends through the front lawn to the main entrance and continues along both sides of the house, offering convenient access to the rear of the property. To the rear, a wide paved terrace spans the width of the house, providing an ideal space for outdoor seating and al fresco dining. From here, steps descend to a well-maintained lawn bordered by mature shrubs and established planting. A timber summer house is discreetly positioned behind the garage, while the garden is enclosed by a combination of hedging and fencing, creating a private and sheltered setting.

## Location

Pangbourne provides local shops and services, including an award-winning butcher, organic shop, specialist cheese shop and delicatessen, supermarket, library, GP and dentist practices, hairdressers, pubs, restaurants and a primary school. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides. More comprehensive amenities are available in Reading. Pangbourne's mainline station (0.5 miles, 10 minutes walk) provides services to London Paddington within the hour and the M4 gives access to the motorway network, London and its airports.



## Distances

- Pangbourne 0.3 miles
- Reading 8.2 miles
- M4 (Junction 12) 6.6 miles
- Henley-on-Thames 13.7 miles
- Oxford 23.8 miles
- Central London 53.1 miles
- Theale 4.8 miles

## Nearby Stations

- Pangbourne
- Theale

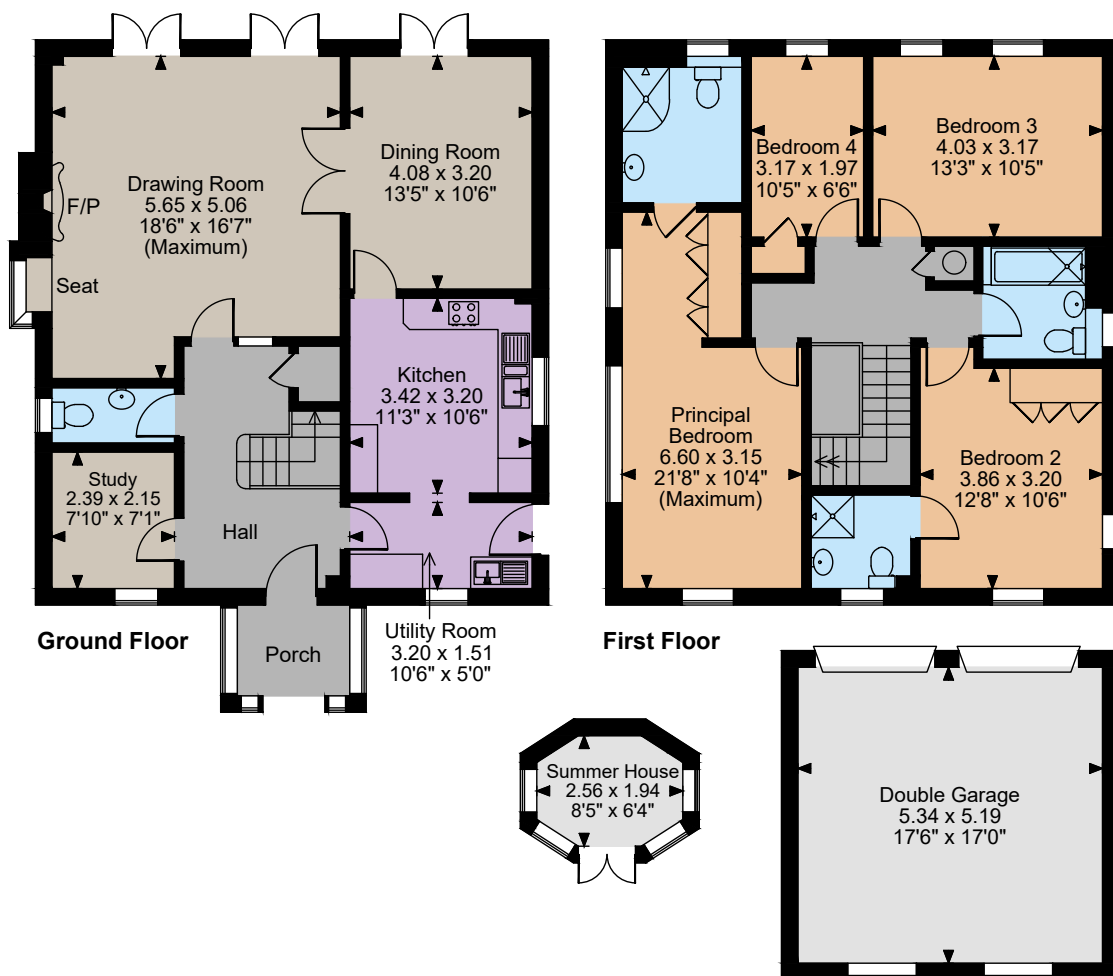
## Key Locations

- Basildon Park (National Trust)
- Beale Wildlife Park
- The Living Rainforest
- The Royal Oak (Yattendon)
- Highclere Castle
- Royal Berkshire shooting school
- The Thames Path
- The Ridgeway National Trail

## Nearby Schools

- Pangbourne College
- St Andrew's
- Bradfield College
- The Oratory School
- The Oratory Preparatory School
- The Downs School
- Elstree School





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

Main House internal area 1,700 sq ft (158 sq m)  
Garage internal area 298 sq ft (28 sq m)  
Summer House internal area 46 sq ft (4 sq m)  
Total internal area 2,044 sq ft (190 sq m) For identification purposes only.

## Directions

RG8 7RP

**what3words:** ///slurping.pioneered.dare - brings you to the driveway

## 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 G

**EPC Rating:** C

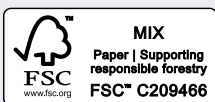
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## Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

**0118 984 5757**

[pangbourne@struttandparker.com](mailto:pangbourne@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



@struttandparker

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