



# Heron Lodge

32 The Moors, Pangbourne

## A handsome semi-detached property tucked away at the end of a quiet street in one the most sought-after village locations

A four bedroom Edwardian period family home, combining elegance and charming period features with practical family living space and quality fixtures and fittings throughout. Located very centrally in the heart of a desirable Thameside village with mainline station and a wide selection of schooling.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**ON STREET & OFF-STREET**



**GARDEN (0.27 ACRES)**



**FREEHOLD**



**VILLAGE CENTRE**



**2039 SQ FT**



**GUIDE PRICE £1,150,000**



### The property

With an attractive facade of red-brick and tile-hung elevations, Heron Lodge is a striking Edwardian semi-detached that happens to be the last on that side of The Moors, gifting it a private and enchanting corner plot, set within a beautiful garden. The main house itself offers more than 1800 sq ft of living space across two floors and with a more unique and generous layout orientated south to focus on the gardens.

Downstairs contains two very flexible reception rooms, one front facing, currently operating as a dining room with a feature fireplace and bay-window and the second is a garden facing, triple aspect drawing room, measuring nearly 400 sq ft, again with a fireplace and door out to the gardens. The modern kitchen has shaker units with wooden worktops, double ovens, a gas hob, a sink with a garden aspect and space for a breakfast table and chairs. Beyond this is a utility and boot room with a tiled floor, a guest downstairs toilet and secondary rear access.

A bay windowed entrance hallway with wooden

flooring leads upstairs where there are four bedrooms, of which three are good-sized doubles and two have doors leading out to balconies overlooking the gardens. The bedrooms are served by two bathrooms, one a spacious family bathroom with a roll-top bath and the second with a shower.

### Outside

Tucked in at the far end of the no-through road, a pretty front door with tiled porch is accessed via a pedestrian gate flanked by mature hedging. The beautiful, majority, south facing garden itself is laid mostly to lawn with a wealth of mature, specimen trees, hedging and well-stocked beds that creates an instant, rather magical and private sanctuary. A paved terrace exists at the rear, off the kitchen, as an ideal spot for table and chairs to sit and admire the garden with a paved path that extends along the side of the house linking the drawing room and further round to the front of the property. The plot extends along a picturesque stream where a secluded 166 sq ft wooden studio can be found with power. In all the plot measures 0.27 acres.



## Location

The property is situated on a no-through road, roughly 200 metres from Pangbourne High Street, as well as an immediate public footpath that connects to the green open space known as "The Pang Meadows." The pretty Thameside village offers an excellent range of local facilities including a church, primary school, pubs and restaurants and a number of 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. A wider selection of amenities are available in Reading, some 7 miles away. The M4 (Junction 12) is about 5 miles away and provides excellent access to the motorway network, London and its airports. There is an excellent range of both private and state schooling in the area including Pangbourne College, Bradfield College, St Andrews School and The Oratory. The surrounding countryside is renowned for its walks and views over the Chilterns landscape.



## Distances

- Pangbourne High Street <0.1 mile
- Reading 6.3 miles
- M4 (Junction 12) 5.1 miles
- Central London 56.9 miles

## Nearby Stations

- Pangbourne

## Key Locations

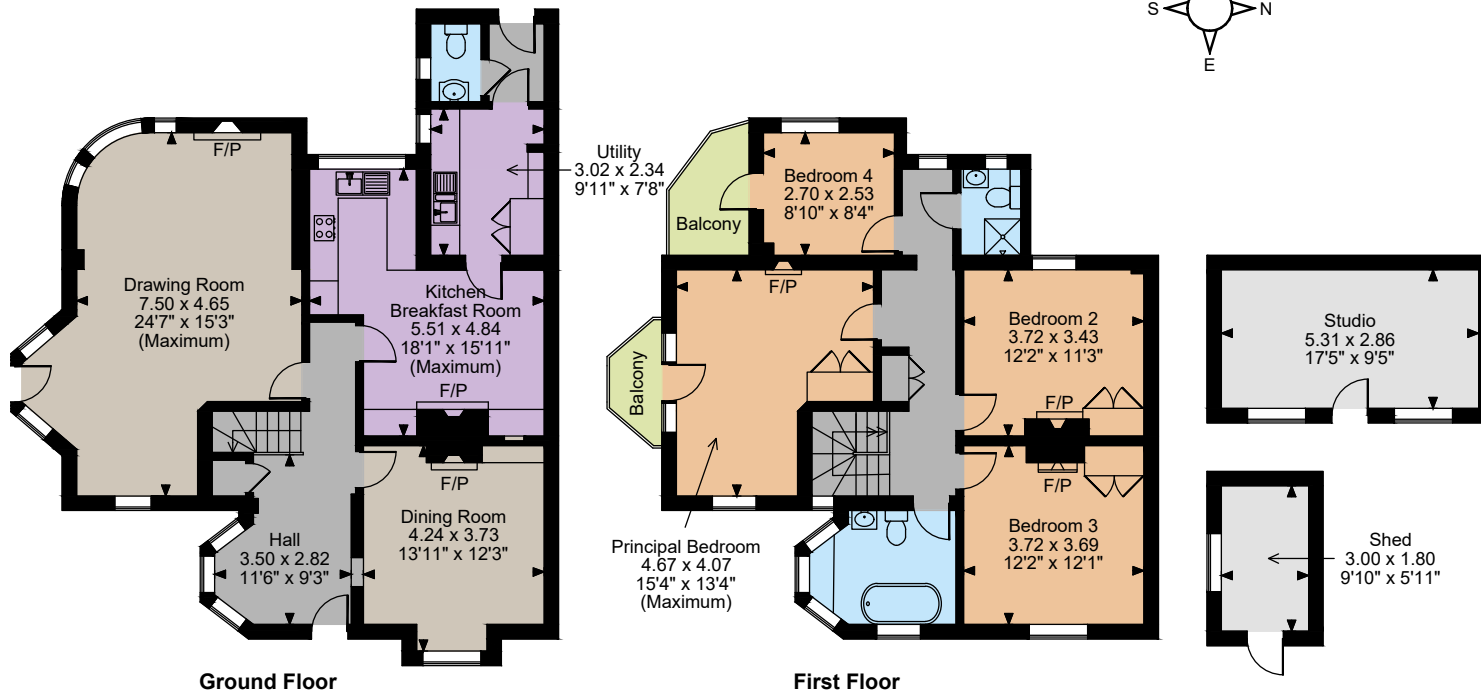
- Beale Wildlife Park
- Basildon Park
- The Thames Path
- The Ridgeway National Trail
- The Living Rainforest
- Cobbs Farmshop
- 

## Nearby Schools

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

- The Oratory School
- Langtree School
- Pangbourne Primary School





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

House internal area 1,818 sq ft (169 sq m)  
 Studio & Shed internal area 221 sq ft (21 sq m)  
 Balconies external area 62 sq ft (6 sq m)  
 Total internal area 2,039 sq ft (190 sq m)  
 For identification purposes only.

### Directions

RG8 7LP

what3words: ///surviving.unpacked.mattress - front door of property

### General

Local Authority: West Berkshire Council

Services: Mains gas, electric, water & drainage.  
 Centrally heated.

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

Council Tax: Band F

EPC Rating: D

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

Tenure: Freehold

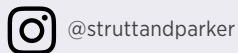
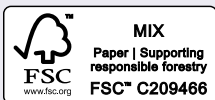
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