



3 Pangbourne Lodge Drive , Tidmarsh Road, Pangbourne

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## 3 Pangbourne Lodge Drive, Tidmarsh Road, Pangbourne, RG8 7AZ

A single storey, enhanced family home in a private road setting, within easy reach of the shops and station

Pangbourne mainline station 0.5 miles (London Paddington 45 mins), Theale 4.6 miles, M4 J12 4.8 miles, Reading 6.7 miles, Newbury 13.6 miles

Reception hall | Drawing room | Kitchen/dining family room | Utility | Principal bedroom with en suite shower room | 2 Further bedrooms  
Family bathroom | Office | Garage | Garden  
EPC rating D

### The property

With over 1400 sq. ft of well-proportioned, accommodation, Number 3 Pangbourne Lodge Drive provides a practical, free-flowing, ground floor layout which is ideally suited to modern-day lifestyles. A vestibule at the entrance protects from the elements, with an inner door opening into the hallway which leads to the various reception areas. These rooms comprise an elegant drawing room which benefits from a brick-built, fireplace focal point and plenty of natural light from a wide bay window. The modern kitchen has both a lower and upper run of units and an integrated oven and hob. This then open out to an obvious dining area and finally a good-sized, informal family room with views over the garden and double doors leading out. A utility room exists which also provides an enclosed link between the front driveway and rear garden.

A short hallway leads to the bedroom accommodation, where the principal room benefits from fitted wardrobe storage as well as an adjoining, generously proportioned en suite shower room, containing a modern, wide shower cubicle and a linen / towel cupboard. There are two further bedrooms served by a

family bathroom containing a bathtub. Accessed via the second largest bedroom, a versatile front facing room completes the accommodation and has historically operated as a study.

### Outside

The rear garden is laid mostly to lawn with a paved terrace, planted beds and thick, mature evergreen hedge borders and a timber summerhouse. The feeling of privacy is further enhanced by a tall, brick, rustic looking wall running along the bottom of the garden. To the front, there is a front lawn and a high-level brick-wall fronts the lane, with a gravelled driveway providing a good amount of parking in addition to a detached brick garage with wooden double doors.

### Location

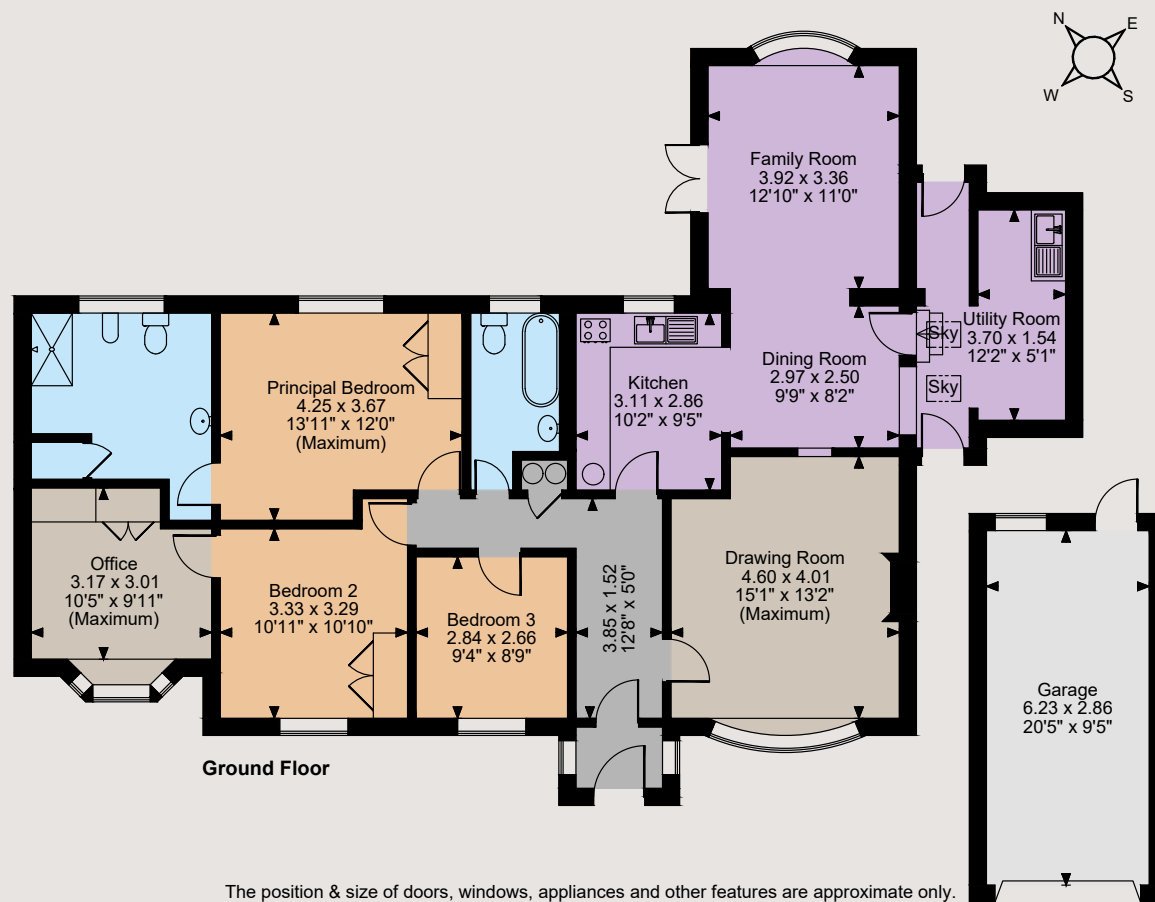
The property is conveniently situated just 320 metres from Pangbourne High Street. The pretty Thameside village provides an excellent range of local facilities including a church, primary school, pubs and restaurants and several specialist shops, including an award winning butcher and specialist cheese shop. The mainline railway station offers services to London, Paddington within the hour and for car journeys, there is easy access to the M4 which provides links to major road networks. The more comprehensive amenities of Reading are just 6 miles away (London, Paddington 27 mins). There is an excellent range of schooling in the area including Pangbourne College, Bradfield College, St Andrews School and The Oratory. There are also wonderful recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.







Pangbourne Lodge Drive, Tidmarsh Road, Pangbourne  
Main House internal area 1,438 sq ft (134 sq m)  
Garage internal area 192 sq ft (18 sq m)  
Total internal area 1,630 sq ft (151 sq m)



Ground Floor

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

What3Words///warp.rainfall.clasps

## General

**Local Authority:** West Berkshire Council

**Services:** Mains drainage, water, electric and gas. Central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £850,000

**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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