



## Broome House, Green Lane, Pangbourne, RG8 7BG

An individual and thoughtfully designed South-facing property of 3,000 sq ft., within half a mile of Pangbourne station and village, on a desirable lane







## Description

Built by local award winning builders, Bentier, for a developer client, the emphasis at Broome House is on sociable living space. Light streams in from the distinctive ridge roof lights, through the vaulted landing and glass balustrades down into the entrance hall. EPC Rating B.

## Accommodation

Glazed oak framed double doors lead to the large family kitchen/breakfast room, which includes an informal sitting and eating area with six fold concertina doors overlooking the rear terrace and gardens. The bespoke Duval kitchen is finished in contrasting truffle and cashmere units, with a Silestone worktop and breakfast bar. Appliances include Siemens twin ovens, a microwave and steam oven, 5-ring induction hob, a full height larder fridge, dishwasher and wine fridge. A



shelved pantry provides more storage and houses the full height freezer, whilst in the utility room are matching cashmere units with a full height broom cupboard, space for washing machine and tumble drier ...and the back door for muddy feet or paws.

There is a lovely vaulted dining room with French doors to the front garden and a formal sitting room with windows overlooking the south-facing rear terraces and garden. A large study completes the ground floor. The hall, sitting room and dining room are all oak floored, with Porcelanosa tiles in the kitchen/family room and utility room. Carpets are fitted to the bedrooms and study.

Upstairs, the ridge lights ensure maximum daylight into the spacious landing. Four spacious double bedrooms include a master suite with walk-through dressing area and large en-suite bathroom; a spacious guest suite with en-suite



shower room and two further double bedrooms, one with en-suite shower room and all with fitted wardrobes. There is also a luxury family bathroom. Bathrooms include Hans Grohe and Villery & Boch fittings with Porcelanosa floor and wall tiles.





## Outside

Outside is a lovely landscaped front garden with a wide rustic shingled drive with parking for 2-3 cars, leading to the integral double garage with power doors. At the rear is a sunny garden facing due south, fully landscaped with easy maintenance in mind, and a large paved terrace, reached from the family room, kitchen and sitting room.



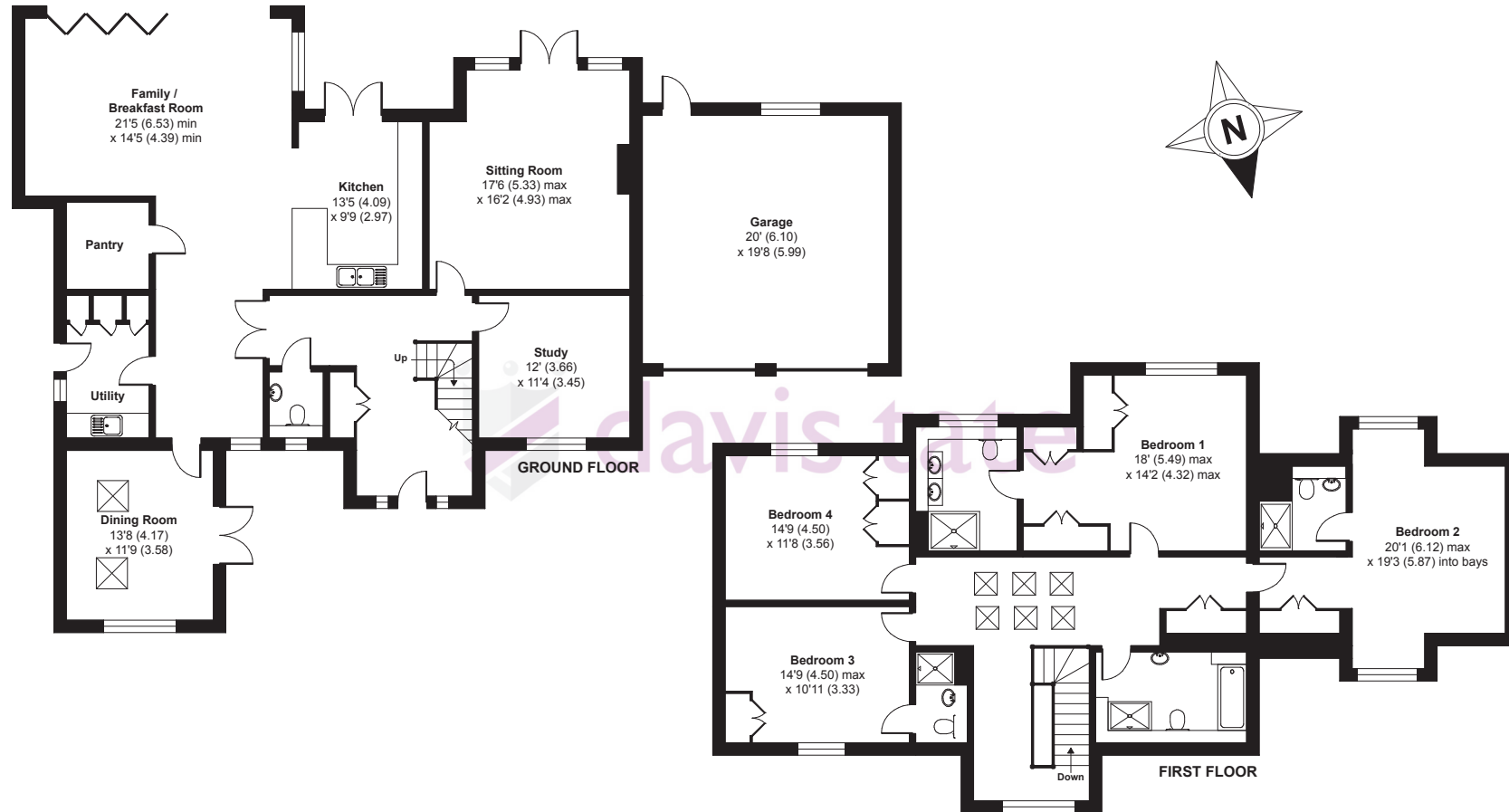
## Location

Broome House is situated in sought-after Green Lane, a little used lane within a short walk of Pangbourne village centre. Pangbourne Railway Station has a main line service to London, Paddington (from 49 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. Pangbourne village has excellent local amenities including specialist food and coffee shops and restaurants, as well as a doctors' surgery and dentist. More comprehensive amenities can be found in Reading (6 miles). The M4 (J12) is approximately 5 miles distant and provides access to the M25 motorway network, Heathrow is about 35 miles away. The area is well served by an excellent range of schooling including Bradfield College, St Andrew's Preparatory School, Pangbourne College, Downe House and The Oratory.



There are miles of walks in the surrounding countryside and boating on the nearby River Thames.

APPROX. GROSS INTERNAL FLOOR AREA 3481 SQ FT 323.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Services

All mains connected. Gas fired central heating.  
CAT 6 connectivity.

## Local Authority

West Berkshire Council, Newbury -  
[www.westberks.gov.uk](http://www.westberks.gov.uk)

## Agent's Note

Within the meaning of the Estate Agents Act 1979,  
the vendor of this property is an employee of the  
LSLi Group.



## Local Director

Richard Sutton, Local Director of the local office for this property. "You'll find our office in the centre of Pangbourne. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Richard on **0118 984 5333** or email [richard.sutton@davistate.com](mailto:richard.sutton@davistate.com)

## Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "Broome House is a superb new house in a very convenient, yet tucked away, location. If you'd like more information, please just give me a call."



Contact Vanessa on **01491 313 106** or email [vanessa.townsend@davistate.com](mailto:vanessa.townsend@davistate.com)