

MANDERLEY

FLOWERS HILL • PANGBOURNE • READING



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***A delightful family home
set within a private residential road***

Reception hall • Cloakroom • Sitting room
Study/Office • Kitchen/Dining room • Utility • Conservatory

Master bedroom with en-suite • Four further bedrooms
Two family bathrooms • Music room and store (formerly double garage)
Garden • Driveway

Pangbourne Station 1/4 mile (London Paddington within hour)
Reading 6 miles • M4(J12) 5 miles
(All distances are approximate)

Services

All main

Local Authority

West Berkshire District Council - Tel: 01635 42400

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings and garden ornaments, are specifically excluded but may be made available by separate negotiation.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Manderley

Manderley is a substantial 5 bedroom detached property located on a much sought after private road in Pangbourne. The property is entered into a welcoming reception hall which leads onto the principal reception rooms being the spacious dual aspect sitting room with a raised fireplace and access out through sliding doors onto the front terrace area. The modern kitchen/dining room offers tiled flooring, a range of wall and floor units, granite work surfaces with down lighters, an island with a five ring hob and extractor canopy, Bosch twin electric ovens and a warming drawer, dishwasher, refrigerator, wine cooler, Quooker hot tap and access through into the conservatory which has access out onto the terrace. A utility area with sink and cloak/boot room complete the arrangements. The study offers fitted bespoke Neville Johnson furniture.

The Master bedroom is an impressive dual aspect room with twin ranges of fitted wardrobes, storage cupboards and an impressive en-suite with separate bath and shower. Further along the hallway there is a guest cloakroom and boiler cupboard.

There are two further bedrooms and a well-equipped family bathroom set further along the hallway. Steps lead down onto the lower ground floor where two further good sized bedrooms can be found along with a family bathroom with separate shower and bath. The double garage has been converted into a spacious music room with store and access out to the side of the property.

Gardens and Grounds

Manderley is approached via electric gates leading onto a large gravelled driveway providing parking for numerous cars. There is laid lawn and mature shrubs at the front of the property with a terrace area and steps leading to the entrance of the property. At the rear of the property the delightful sloping garden offers just over 1/3 of an acre made up of laid lawn, mature hedging, and flower beds along with terrace areas great for entertaining in the summer months with comprehensive exterior lighting. There is also a Hydro Pool Swim Spa which currently needs maintenance.



Situation



The picturesque riverside town of Pangbourne offers a comprehensive array of shopping, schooling and recreational facilities. There is also an excellent commuter rail service from Reading to London Paddington.



Schools in the area include Pangbourne College; Bradfield College; Cranford House, Moulsoford Preparatory, Queen Anne's School in Caversham for girls; The Oratory Preparatory and Senior Schools.



The local countryside provides first class walking in the Chiltern Hills and beyond, the National Trust's Basildon Park and is nearby and Beale Park make great days out. The River Thames at Pangbourne has boating facilities and sporting activities.



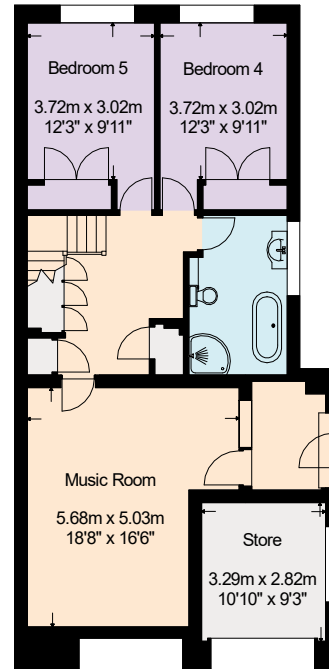
Bradfield College offers excellent leisure, fitness and sports facilities including a 9 hole golf course, all of which are available to members of the public.

Directions (Postcode RG8 7BD)

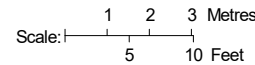
From the centre of Pangbourne, proceed on the A340 out of the village towards Theale and Flowers Hill is the fourth turning on the right. Manderley can be found after 100 yards on the right hand side.

Viewings

Strictly by prior appointment with the Joint Agents, Knight Frank LLP and Neville – Turner



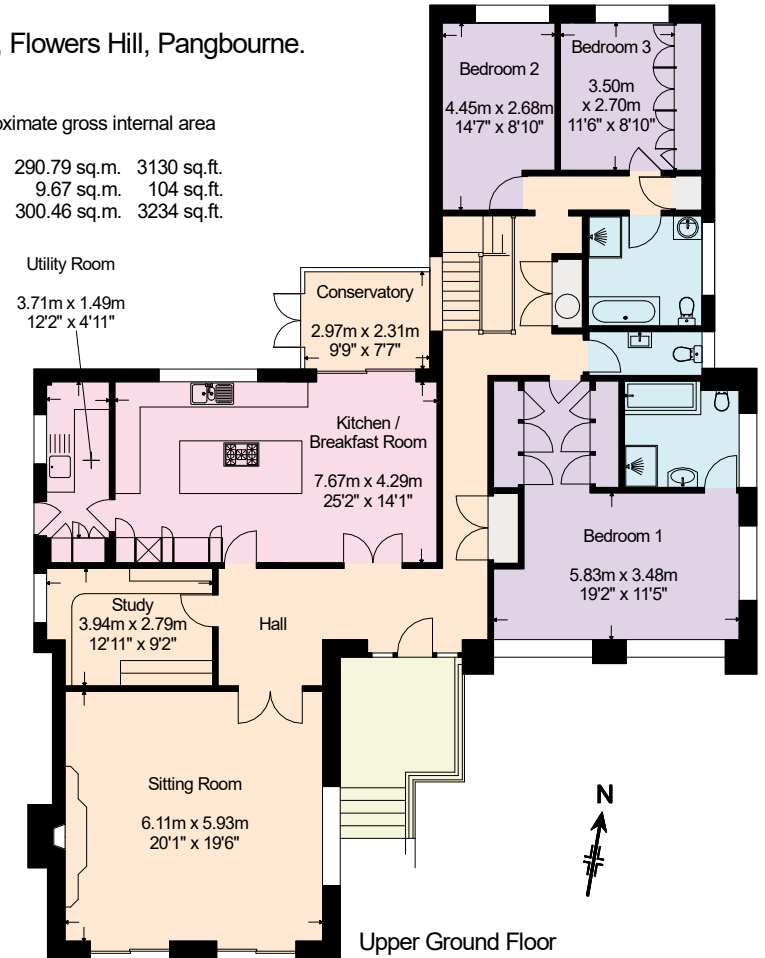
Lower Ground Floor



Manderley, Flowers Hill, Pangbourne.

Approximate gross internal area

House	290.79 sq.m.	3130 sq.ft.
Store	9.67 sq.m.	104 sq.ft.
Total	300.46 sq.m.	3234 sq.ft.



Upper Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



01491 844900
20 Thameside, Henley-on-Thames,
Oxfordshire RG9 2LJ
henley@knightfrank.com

KnightFrank.co.uk



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