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The Courtyard, Maidenhatch,  
Pangbourne, Reading

£1,375,000



This stunning Victorian detached family home, which occupies an envious secluded position just 2 miles outside of the popular village of Pangbourne, has been totally but sympathetically modernised and really does compliment a modern lifestyle.

The tastefully presented accommodation comprises an impressive entrance hall with luxurious staircase leading to the first floor landing with doors off to all bedrooms. The fabulous & spacious master bedroom, which is complete with a full ensuite bathroom and walk in wardrobe, is very appealing. The other remaining three double bedrooms are serviced by two modern full en-suite bathrooms.

On the ground floor there is a spacious living room with delightful open fire place, downstairs WC, TV room/snug, utility room and magnificent bespoke kitchen/breakfast room.

The manicured, mature, established and landscaped walled gardens are very private with a southerly aspect. There is a large garage and private parking.



Wonderful kitchen/breakfast room

This amazing kitchen and breakfast room with its glazed atrium and bi-folding doors that lead out on the south facing terrace, a great social area.

Master bedroom suite

The splendid bedroom suite is complete with a stunning en-suite bathroom and walk in dressing room.

Multi car garage

This large garage has space for 3 cars with an electric door access







- Stunning detached home 2 miles outside of Pangbourne
- Four bedrooms with three en-suits bathrooms
- Beautiful walled gardens
- Magnificent kitchen/breakfast room with utility room
- Master bedroom with walk in dressing room
- Large garage and ample storage







#### Additional information (Part B)

##### Services:

Gas - no gas, Oil central heating

Water – Shared borehole with neighboring property, water tank located in the garage

Drainage – Septic Tank

Electricity - mains

Heating - Oil

The property is accessed via an unadopted service road (TBC), has a Septic Tank (we are currently checking that this system meets current guidelines) and get its shared water supply from a Bore Hole sited on a neighbouring property (we are currently checking that this system meets current guidelines). The costs of maintaining the Bore Hole and Septic Tank are shared equally amongst The Courtyard and the neighbouring property.

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

For an indication of specific speeds and supply of broadband and mobile, we recommend buyers go to the Ofcom website "Broadband and mobile coverage checker"

#### Additional information (Part C)

We understand the property may contain asbestos, specifically the garage roof

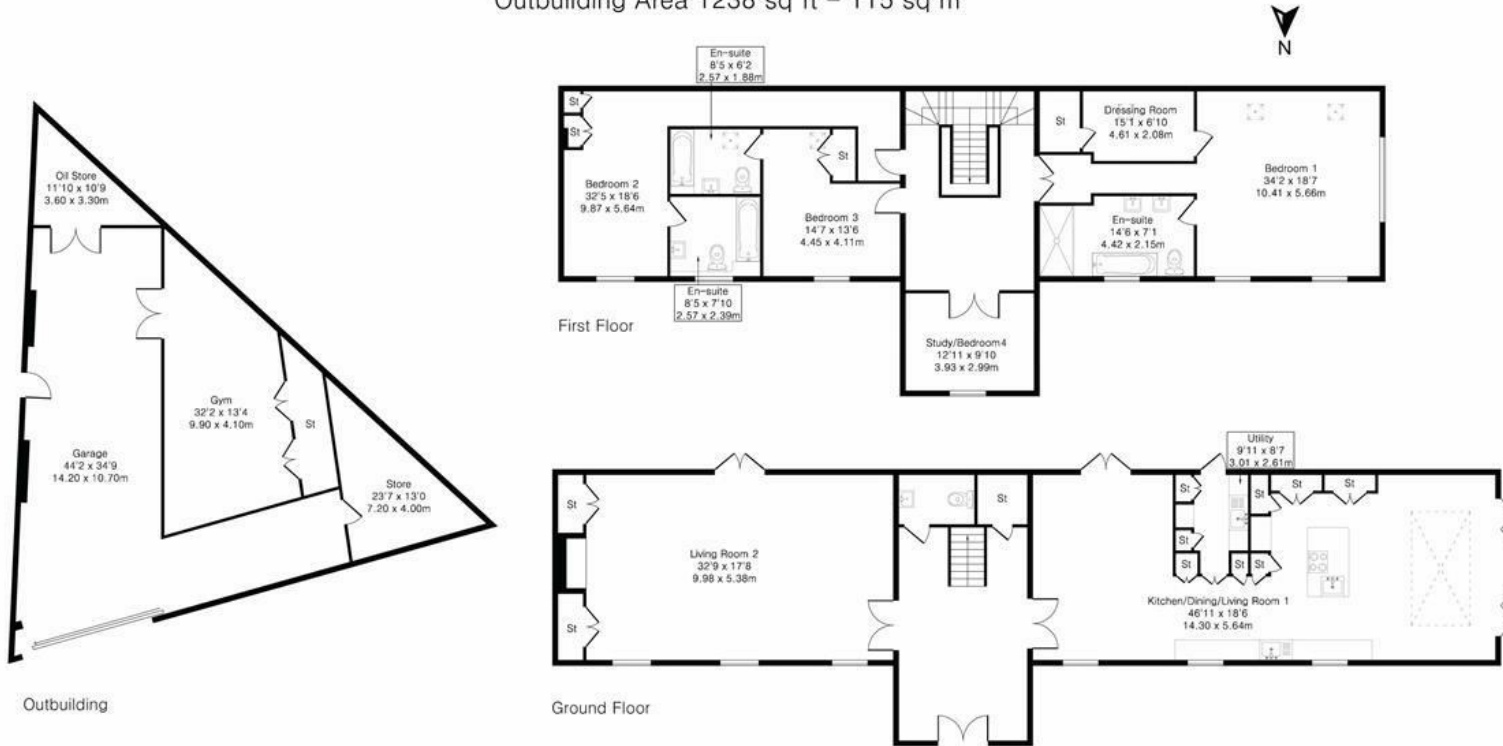
#### Flooding

We understand the flood risk summary for the the area around the property is considered low risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"





Approximate Gross Internal Area 4575 sq ft – 425 sq m  
 Ground Floor Area 1690 sq ft – 157 sq m  
 First Floor Area 1647 sq ft – 153 sq m  
 Outbuilding Area 1238 sq ft – 115 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

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