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Herne Lodge, Green Lane,
Pangbourne, Reading, RG8 7BG

£2,350,000

Herne Lodge is a unique and characterful Victorian coach house. Approached via a long private driveway and set amongst mature, landscaped, walled gardens of 0.6 acre that surround the property.

The property enjoys versatile, well presented accommodation retaining many character features including exposed beams, ledge and brace doors and original fireplaces. The ground floor accommodation comprises of reception hall, cloakroom, well appointed kitchen/breakfast room with oak cabinetry, granite worktops and Aga, drawing room with feature open fireplace, family room, dining room and orangery. The first floor landing offers ample storage and gives access to the master bedroom with en suite bathroom, guest bedroom with en suite shower room, 2 further double bedrooms and family bathroom.

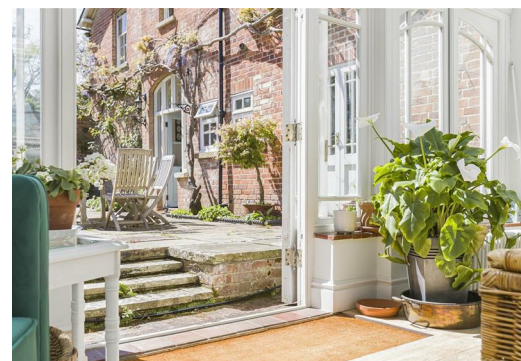
Adjoining the orangery is an annexe with large reception room, separate kitchen and shower room.

Outside the landscaped walled gardens are undoubtedly one of the most stunning features of this beautiful home. Arranged as a series of 'rooms' the garden areas include a sunny south westerly courtyard terrace with direct access from the orangery and drawing room, sunken feature pond with cobbled surround, block paved paths and brick archways give access to lawned areas to the front and larger lawned garden edged with mature cottage garden flower beds and vegetable patches to the rear. Constructed in 2022 a bespoke 250 sq ft Alitex glasshouse sits to the rear as well as an additional brick store. Nestled amongst the mature grounds, a number of specimen trees including magnolia apple, pear, fig and quince can be found.

The driveway provides off-road parking for numerous vehicles and leads to a detached 719 sq ft garage.

Herne Lodge is situated in a tucked away position in a sought-after lane in the heart of this picturesque village. Within walking distance of the village centre, with its' boutique shops and restaurants, and just 0.7 miles of the mainline train station.





- Dual aspect principal drawing room with open fire
- Kitchen/breakfast room with oak cabinetry, aga and granite worktops
- 2 further reception rooms
- Orangery with doors leading out to the terrace
- master bedroom with en-suite bathroom
- 3 further bedrooms with en-suite shower room to the guest bedroom
- Mature Walled Gardens extending to 0.6acre
- 787sq ft garage, glass greenhouse and 2 further brick outbuildings

Council tax band G
West Berkshire



Additional information (Part B)
Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Additional information (Part C)

Flooding

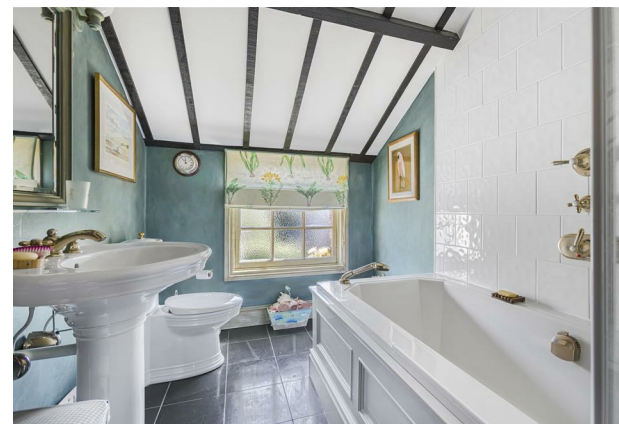
We understand the flood risk summary for the area around the property is considered very low, this information is not specific to a property. For further information please check the gov.uk website "long term flood risk".

Parking

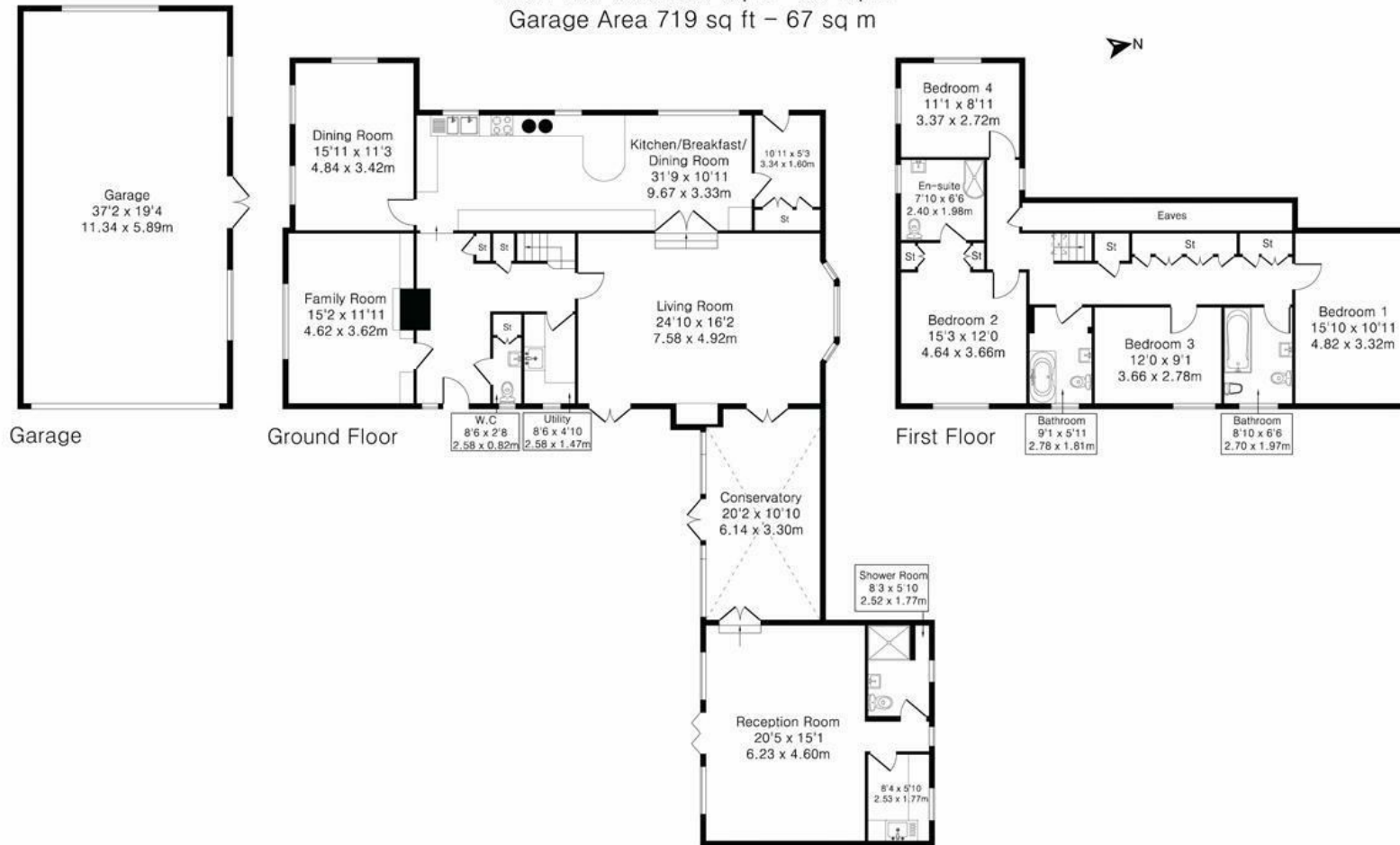
There is a private driveway providing off road parking for numerous vehicles leading to the 719 sq ft detached garage

Local Information

Situated in a quiet lane just 600m from Pangbourne High Street. This picturesque Thameside village offers a wealth of amenities including primary school, boutique shops, coffee shops, pubs and restaurants. The village is set 6 miles west of Reading and offers excellent transport links via Junction 12 M4 and the main line station offers direct access to London Paddington. A range of independent schools are within easy access including St. Andrews, Moulsoford, Oratory, Shiplake, Pangbourne College and Bradfield College.



Approximate Gross Internal Area 3780 sq ft – 351 sq m
 Ground Floor Area 2101 sq ft – 195 sq m
 First Floor Area 960 sq ft – 89 sq m
 Garage Area 719 sq ft – 67 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		47	71
England & Wales		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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