



THE WHITE HOUSE

BERE COURT ROAD ♦ PANGBOURNE ♦ BERKSHIRE



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Pangbourne Station (London Paddington within the hour) - 6/7 minutes-walk
♦ Reading (London, Paddington 27 minutes) - 5 miles ♦ M4 (J12) - 5 miles ♦
Henley on Thames - 13 miles ♦ Oxford - 23 miles
(Distances and times approximate)

Occupying an elevated position in a highly respected residential Road within easy reach of the central part of this popular Thameside village, which has excellent shops and amenities including a mainline railway station. The White House has considerable character appeal and enjoys a private setting in its gardens and grounds of almost ½ acre.

An impressive family sized home with generous room proportions and traditional period features. There is significant potential for refurbishment and improvement to match contemporary lifestyle needs and the existing staircase into the large loft offers a very simple way to increase the number of bedrooms.

- ♦ A Substantial Period Residence of Interesting Architectural Design with Approximately 3,390 sq ft Including Garaging
- ♦ Quintessential English Riverside Village With Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Period Covered Entrance Porch
- ♦ Grand Galleried Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room With Walk-In Pantry
- ♦ Utility Room
- ♦ Drawing Room With Fireplace
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Study
- ♦ Conservatory
- ♦ Part-Galleried Landing
- ♦ 5 Bedrooms
- ♦ Family Bathroom
- ♦ 2 Shower Rooms
- ♦ Double Garage
- ♦ Private & Mature Landscaped Gardens & Grounds Of Approximately 0.41 Of An Acre



SITUATION

Located just to the West of Reading is the village of Pangbourne on Thames which lies on a bend of the River where the River Pang joins, and is connected by an ancient Toll Bridge to the village of Whitchurch in Oxfordshire nestling under the Chilterns Escarpment. The surrounding countryside of the Berkshire Downlands and Chiltern Hills is designated an "Area of Outstanding Natural Beauty".

The stretch of river from Pangbourne upstream to Streatley, is forever associated with the well-known author Kenneth Graham and his book 'The Wind in the Willows' which he wrote when living in the village at Church Cottage just west of the churchyard. An area of riverside land known as Pangbourne Meadow, lying just to the east of the Whitchurch Toll Bridge, was purchased by the Parish in the 1930s. Subsequently an additional portion was acquired by the National Trust and all of this area is now controlled by the Parish Council and available for the public to use for fishing, boating and leisure purposes.

Pangbourne has an excellent range of local amenities, shops and facilities, including a Co-Op supermarket, WH Smith, Post Office, hardware store, high class Butcher, specialist Cheese shop, Library, an impressive

Health Centre, Dentist, Opticians, together with Traditional Inns, Restaurants and Hotels including The Elephant formerly The Copper Inn. There is also a mainline station providing fast commuter services to Reading (8 minutes) and up to Paddington (25 minutes).

The area is also extremely well served by an excellent range of state and private schooling which includes not only the village Primary School, but also Pangbourne College, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





PROPERTY DESCRIPTION

The White House is a most delightful period residence, which is privately situated close to the centre of the beautiful riverside village of Pangbourne, just a short walk to the village primary school, River Thames, village shops and restaurants, and mainline railway station, which provides direct access to London in under the hour.

Having whitened elevations under a multi-pitched roof and gabled tile roof, externally the property displays its architectural roots, whilst over time it has been sympathetically extended successfully blending in the

old and new elements, whilst retaining the period ambience with a modern flair. This has created a most characterful home which extends to approximately 3300 ft², which affords an inspired offering of traditional living, comprising five generously sized bedrooms, a family bathroom, two further shower rooms, four reception rooms including a galleried reception Hall and an east facing conservatory adjoining the kitchen. There is also a detached double garage with tool store, encapsulating its stunning mature gardens and grounds and private surroundings.







OUTSIDE

Quietly tucked away on the elevated fringe of this quintessential English village, The White House is most privately situated part the way up Bere Court Road, with far-reaching views across the gardens and over the valley on the opposing side of The River Thames.

A timber five bar gate opens onto a spacious gravelled driveway, with the double garage off to one side. The front garden is well planted with clipped hedging and borders containing a variety of interesting plants and shrubs together with a number of specimen trees, providing a sheltered aspect and leads up to the covered front porch.

Part-walled formal gardens with spacious lawned areas wrap their way around the side and rear of the house, with simply wonderful beautifully colourful planting providing a haven to enjoy throughout the day and seasons. Carefully designed and landscaped areas of the formal gardens afford their own enjoyment, whilst collectively providing a most stunning backdrop from the house itself, and with interconnecting stone laid areas with a central pond and walled pergola, connecting the house with the vegetable garden and orchard.

The beautifully mature and well cared for, gardens are enhanced by the peaceful and sheltered setting, and the attractive period features of The White House, and extend to approximately 0.41 of an acre.



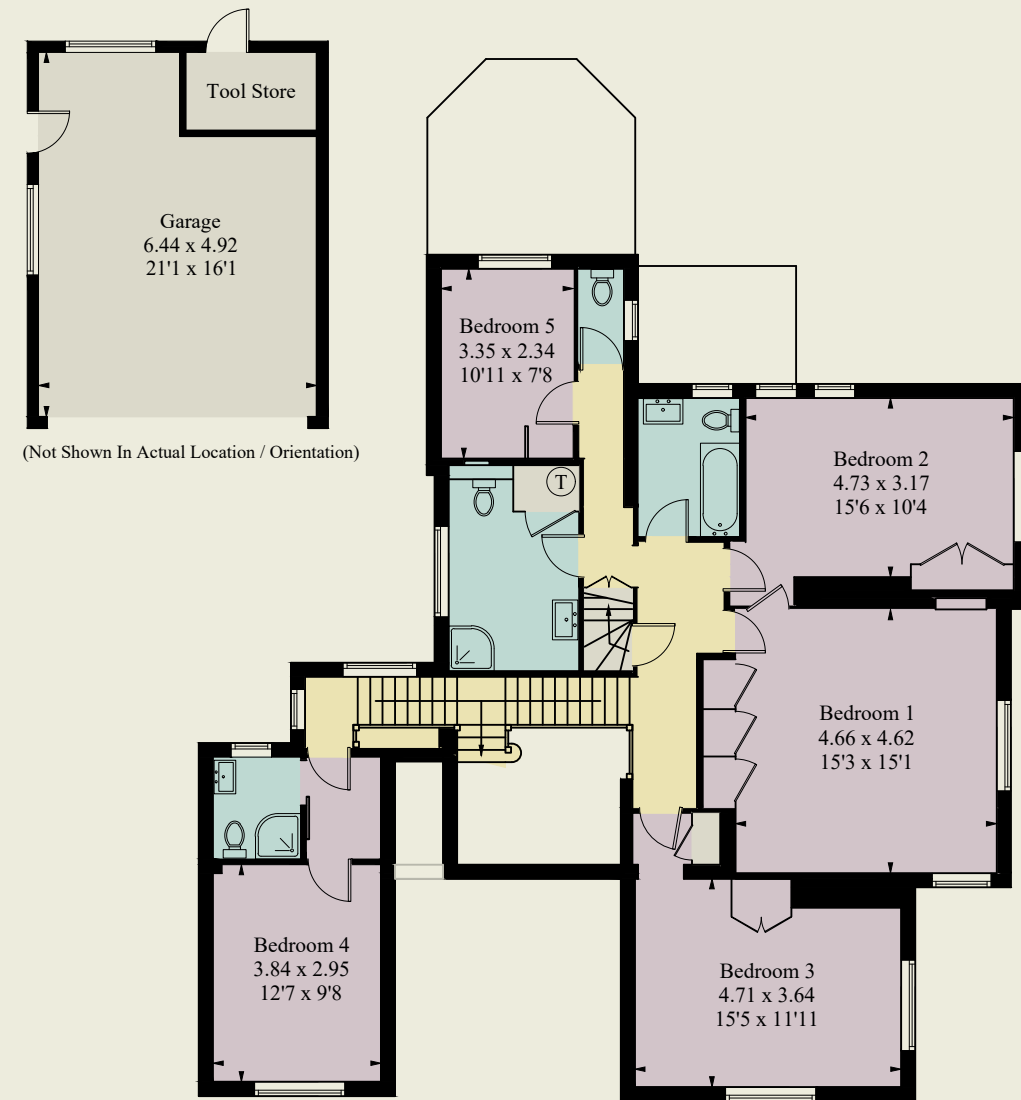
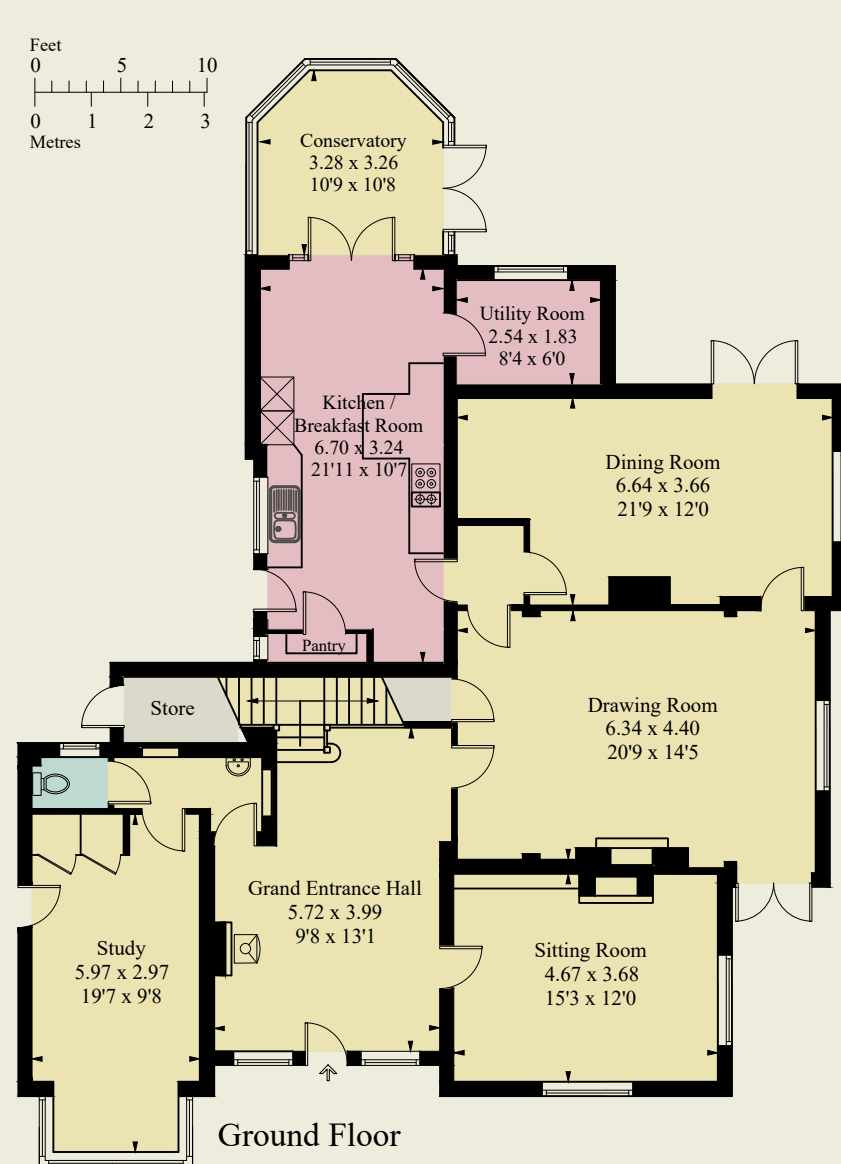
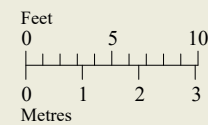


The White House, Bere Court Road, Pangbourne, Berkshire, RG8 8JT

Approximate Gross Internal Area = 284 sq m / 3056 sq ft

Garage = 31 sq m / 333 sq ft

Total = 315 sq m / 3390 sq ft



First Floor

CREATESPACE DESIGN ref 275

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D

Postcode: RG8 8JT

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office in the high street turn left and continue over the river bridge into Streatley-on-Thames. At the traffic lights and crossroads at the top of the High Street, turn left. Continue on this road all the way to Pangbourne, passing through Lower Basildon and past Basildon Park. On entering Pangbourne go straight over the mini roundabout and turn right into Pangbourne Hill. Turn left into Bere Court Road in a further 200 metres or so, and The White House will be a 100 metres or so up off on the left-hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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