



6 MEADOWSIDE ROAD

PANGBOURNE ON THAMES ♦ BERKSHIRE

Warmingham
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PANGBOURNE ON THAMES ♦ BERKSHIRE

Central Reading - 5 miles ♦ M4/J12 at Theale - 5 miles ♦

Goring on Thames - 5 miles ♦ Henley on Thames - 13 miles ♦

Newbury - 12 miles ♦ Oxford - 23 miles (Distances approximate)

A totally refurbished 2 bedroom semi-detached character property in sought after location with private garden and off-road parking. The property is situated in a quiet spot overlooking meadows and within a 5 minute walk from the village high street.

- ♦ Sitting Room with wood burner
- ♦ Dining Room with open fireplace
- ♦ Kitchen with integrated appliances and access to the garden via a stable door

- ♦ 2 double Bedrooms, both with storage
- ♦ Bathroom with bath and overhead shower

- ♦ Parking on driveway for 2 cars

- ♦ Enclosed private garden with patio area and shed



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 with Post Office, 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). Crossrail has been extended to Reading and offers access direct into Canary Wharf. There is a Primary School and in the local area are a wide range of Private Schools including Pangbourne College, the Oratory and Bradfield College all within easy reach.

PROPERTY DESCRIPTION

A totally refurbished 2 bedroom semi detached character property situated in quiet cul de sac with rural outlook and within walking distance of nearby amenities and main line station.

The property is accessed via a side door taking you into the Sitting Room which has a tiled entrance, log burning stove and the rest of the room is fully carpeted. The Dining Room is at the front of the property with a lovely open fireplace and new carpeting. The Kitchen is at the rear of the property and fully fitted enjoying views of the garden. Access to the garden is via a stable door.

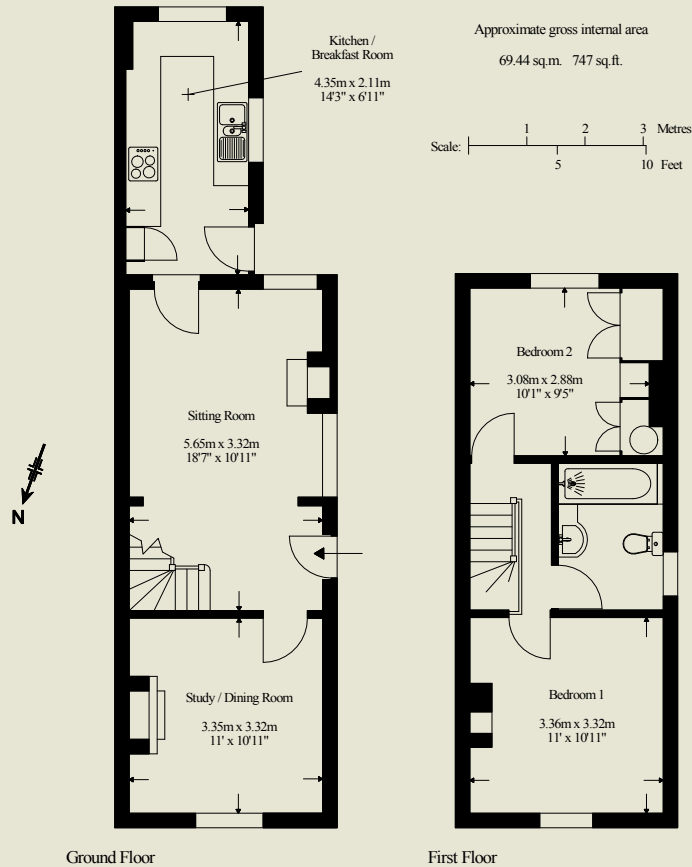
Upstairs there are 2 double bedrooms, both with built-in storage. The bathroom is a brand new white suite with shower bath.

OUTSIDE

There is an enclosed private garden with patio area and shed which overlooks the meadow. Parking is on the driveway for 2 cars.



6 Meadowside Road, Pangbourne.



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GENERAL INFORMATION

Services: All main services connected.

Council Tax: D

Energy Performance Rating: E

Postcode: RG8 7NQ

Local Authority: West Berkshire District Council

Telephone: 01635 42400

Deposit equal to 5 weeks rent = £1,990.38

Minimum 12 month Tenancy

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Upon entering Pangbourne from Streatley turn left at the first mini roundabout, continue straight over the next one and after the library and solicitors on the right turn right into Horseshoe Road. Take the next right into Short Street then bear left into Meadowside Road. Number 6 is ahead of you before the bend.

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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