



22 HORSESHOE ROAD

PANGBOURNE ON THAMES ♦ BERKSHIRE

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Reading Town Centre - 6 miles ♦ M4 at Theale (J12) - 5 miles

♦ Goring on Thames - 5 miles ♦ Newbury - 12 miles ♦

Oxford - 25 miles (Distances approximate)

Centrally located in popular Thameside village close for shops, school, River and Station. An appealing semi-detached period house with beautifully restored and extended 4 bedroom 2 bathroom family accommodation.

♦ Semi Detached 4 Bedroom Period Property

♦ Private Gravelled Driveway

♦ Entrance Hall

♦ Sitting Room

♦ Family Room

♦ Kitchen Breakfast Room

♦ Utility Room

♦ Cloakroom

♦ Landing To First Floor

♦ 3 Bedrooms

♦ Family Bathroom

♦ Second Floor

♦ Main Bedroom with Ensuite Shower Room

♦ Delightful Gardens

♦ Shed



SITUATION

The bustling village of Pangbourne on Thames lies on a bend of the River where the River Pang joins, and is connected by an historic Toll Bridge to the village of Whitchurch-on-Thames opposite in Oxfordshire which nestles 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 Kenneth Graham and his book 'The Wind in the Willows' which he wrote when living in the village.

An area of riverside land just to the east of the Toll Bridge was purchased by the Parish in the 1930s and an additional portion was later acquired by the National Trust and now all of this area is controlled by the Parish Council and available for the Public to use for fishing, boating and leisure purposes.

Pangbourne is well served by a wide variety of shops and amenities including a Co-op supermarket, WH Smith, Library, Dentist, modern Health Centre together with traditional Inns, Restaurants and Hotels including The Elephant. Importantly there a mainline station providing fast commuter services to Reading (8 minutes) and up to Paddington (25 minutes).

In addition to having well revered local state primary and secondary schooling, including a primary school within Pangbourne itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, 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 services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

Horseshoe Road is situated off the Reading Road just to the East of the village centre.

PROPERTY DESCRIPTION

22 Horseshoe Road is a semi-detached house built in 1920s, with white rendered walls under a tiled roof. Lovingly restored and extended incorporating appealing period features such as exposed oak staircase, panelled doors and picture rails with a beautiful herringbone floor to the downstairs. The front door opens into the entrance hall with stair access and cloakroom. The hallway continues round with door into the sitting room which faces the front of the property and has a wood burning stove. The family room sits in the middle of the property and has anthracite grey French doors leading directly into the dining area. These doors are replicated in the kitchen breakfast room overlooking the garden. The kitchen features a large island, underfloor heating and roof light. There is a separate utility room with useful storage.

Upstairs there are 3 bedrooms on the first floor and a family bathroom with bath and overhead shower. The second staircase takes you up to the top floor where the main bedroom can be found. There are large wardrobes and also an ensuite shower room. Presented tastefully and newly decorated and in good order throughout, an early viewing is advised.

OUTSIDE

Behind the pavement is the gravelled entrance drive & forecourt providing off road parking for 2/3 cars. The driveway also features an electric car charging point. There is side gate leading to the rear garden. Mainly laid to lawn, the garden features a useful shed and full width terrace coming directly off the kitchen, perfect for al fresco dining. Fully fenced, the garden offers privacy and a lovely tranquil space.

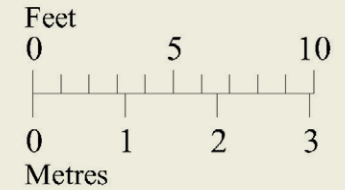



22 Horseshoe Road, Pangbourne, Berkshire, RG8 7JQ

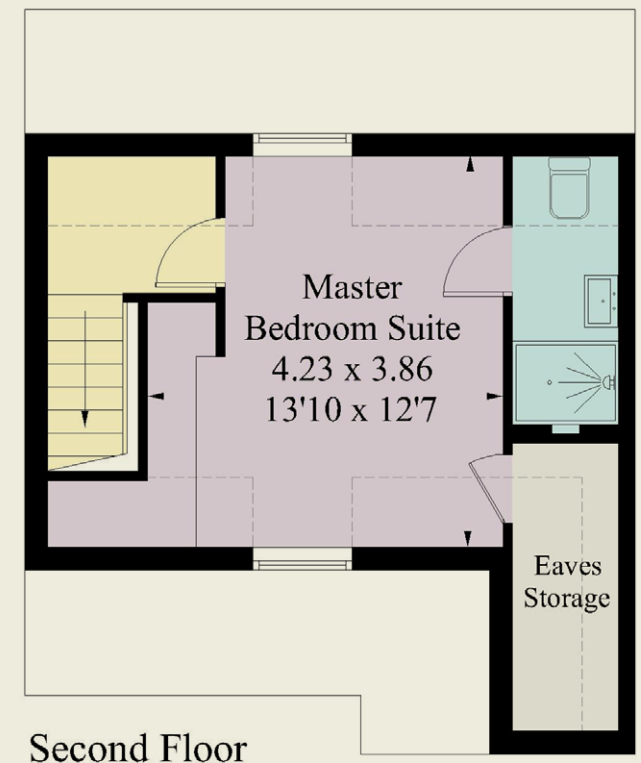
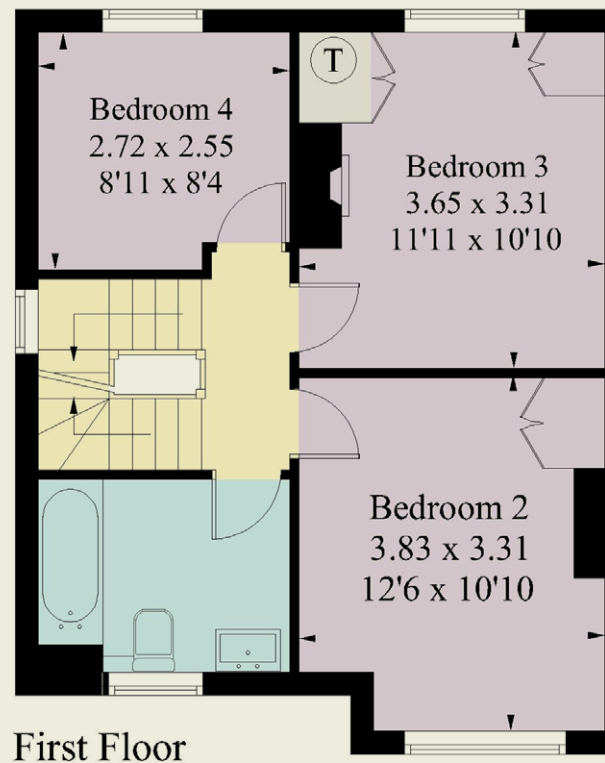
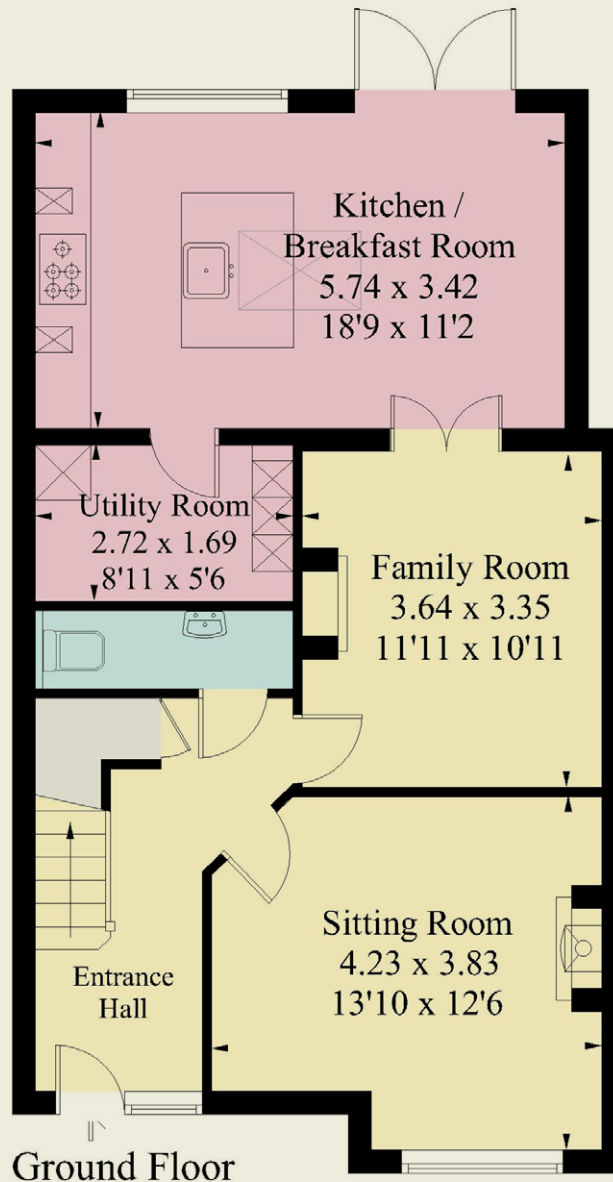
Approximate Gross Internal Area = 128 sq m / 1377 sq ft

Limited Use Area = 8 sq m / 86 sq ft

Total = 136 sq m / 1463 sq ft



 = Reduced head height below 1.5 m



CREATESPACE DESIGN ref 413

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler. Secondary hot water from immersion heater.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 7JQ

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear left and proceed down the High Street, crossing over the River Bridge and up to the top of Streatley High Street. At the traffic lights bear left onto the A329 to Pangbourne. On reaching the village continue until the mini roundabout by The Elephant where turn left onto the High Street. Continue straight over the next roundabout in the centre of the village onto the Reading Road. Take the next turning right into Horseshoe Road and the property will be found on the right hand side on the corner of Meadows Road.

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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