



BOTTOM HOUSE BARN

BUCKHOLD, PANGBOURNE ♦ BERKSHIRE

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♦ Pangbourne on Thames – 2 miles ♦ Goring on Thames – 6 miles ♦ Reading – 8 miles ♦ Newbury – 12 miles ♦ Wallingford – 11 miles ♦ Oxford – 28 miles ♦ M4 at Theale (J12) – 7 miles

A stunning barn conversion with top of the range fixtures and fittings, set in a wonderful countryside location

- ♦ Glass Reception Entrance
- ♦ Kitchen/Dining Room with woodburner
- ♦ Garden Room with French doors to patio
- ♦ Study
- ♦ Utility Room
- ♦ Shower Room
- ♦ 2 Bedrooms (downstairs)
- ♦ Upstairs
- ♦ Master Bedroom with en suite shower room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ Living Room
- ♦ Detached Carport with Store
- ♦ Driveway



LOCATION

Buckhold is a small rural community located some 2 ¼ miles to the north-east of Pangbourne on Thames. There are numerous footpaths and bridleways over the delightful surrounding countryside. 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). 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.

In the local area there are also a good number of private and state schools, with St Andrew's Preparatory School being within walking distance.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.



PROPERTY DESCRIPTION

Bottom House Barn sits within a small hamlet of properties in a countryside location. Entrance is into a modern glassed reception room giving views of both inside the property and outside. The kitchen /dining room offers spacious accommodation with doors to the back terrace and a woodburner for winter comfort. The Roundhouse kitchen has high end appliances, plus stunning polished concrete island for breakfast dining. There is a beamed divider leading to a garden room with utility area and doors to the patio. Stairs then lead down to a study/reception room with 2 bedrooms, shower room and utility room.

Upstairs is the master bedroom which has beamed ceilings and en suite shower room. There are 2 further bedrooms and family bathroom. Following along a separate staircase is the fully beamed living room.



Bottom House Barn, Buckhold, Pangbourne, Reading, RG8 8QL

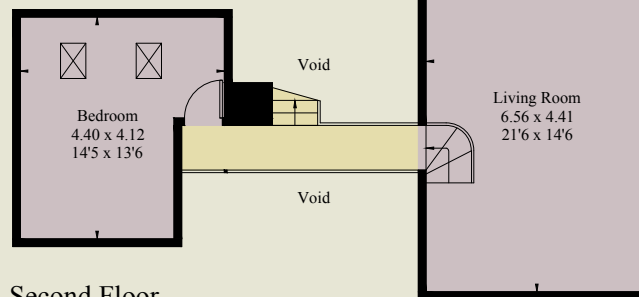
Approximate Gross Internal Area = 237.8 sq m / 2560 sq ft

Storage = 7.7 sq m / 83 sq ft

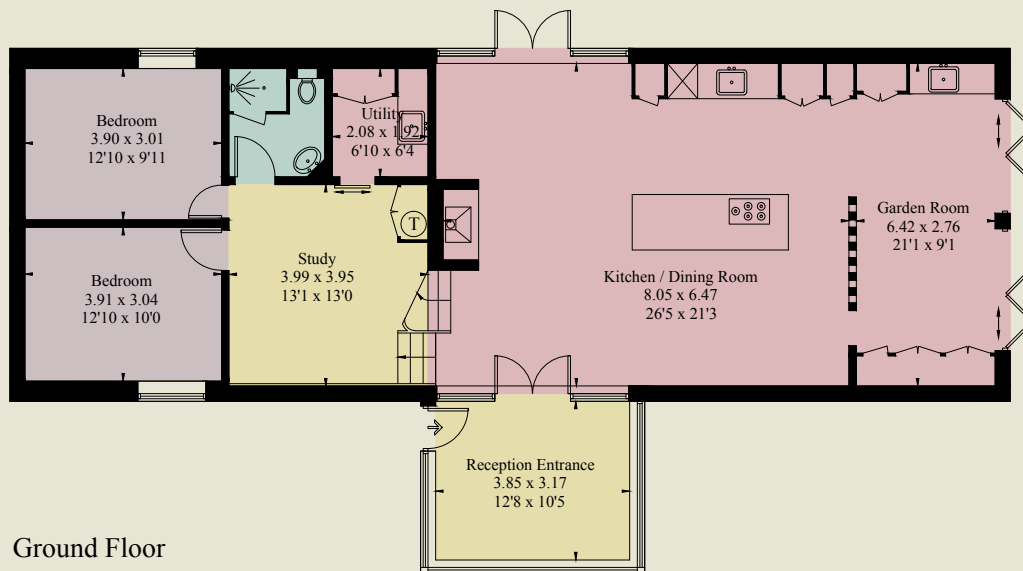
Total = 245.5 sq m / 2643 sq ft



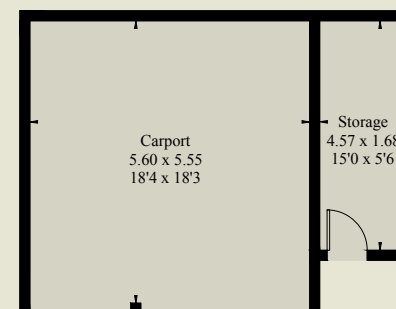
First Floor



Second Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 211650

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Mains electric and water are connected to the property. Central heating and hot water from oil fired boiler. Septic tank drainage.

Council Tax: H

Postcode: RG8 8QL

Energy Efficiency Rating: C/77

Local Authority: West Berkshire District Council – Telephone: 01635 42400

DIRECTIONS

From our offices in the centre of Goring on Thames, turn left heading over The River Thames and up Streatley on Thames high street. Turn left and head towards Pangbourne. In about 1½ miles, take the turning right onto Hook End Lane and continue until the end of the road (about 2 miles). Carry straight over this junction and down to the next junction and turn left towards Bradfield. Carry on this road for about ¼ miles and Bottom House Barn will be found on the right hand side just before the corner.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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