



BLUE DAWES

PANGBOURNE ON THAMES ♦ BERKSHIRE

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Pangbourne Shops - 2 minute walk ♦ Pangbourne Station - 5 minute walk ♦ 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 and times approximate)

A beautiful sympathetically refurbished and spacious period cottage, dating back to 1800's, set in pretty landscaped gardens with private driveway and detached self contained garden room.

This popular village location is in close walking distance of the River Thames, shops and mainline railway station providing direct access to London Paddington in under the hour.

- ♦ Tiled porch
- ♦ Dining room
- ♦ Sitting room with woodburner
- ♦ Bathroom (downstairs) with bath and separate shower
- ♦ Kitchen Breakfast Room
- ♦ Utility room

- ♦ Main bedroom with storage and Cloakroom
- ♦ Second double bedroom with fitted wardrobes

- ♦ Driveway parking for several cars

- ♦ Part Walled Garden with Detached Garden Room



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 Downs 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 is 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, Moulsoford 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.

PROPERTY DESCRIPTION

Built in the 1800's and originally 2 cottages, Blue Dawes is now a detached property having been sympathetically refurbished and extended by the current owner to offer light and spacious accommodation which is both traditional and modern. The front door is under a tiled porch and takes you into the dining room. There is wood flooring and beam detail within exposed walls which runs through into the sitting room. The sitting room has a wood burner and both rooms enjoy a front aspect. From the inner hallway is the bathroom containing a white suite with traditional claw foot bath and separate shower. At the back of the property is the kitchen breakfast room which is the extended part of the house. The room has a wonderful aspect of the garden from bi-fold doors and there is a real connection to the outside. A large roof light allows for much natural light from above. The kitchen is from local kitchen designer and retailer Carrington Kitchen Design and features beautiful painted fitted units and large breakfast bar with quartz worktop. There is a separate utility room. Upstairs there are 2 double bedrooms. The main bedroom has a cloakroom and an eaves storage cupboard and the second bedroom has built in wardrobes and there is a second eaves cupboard. Both bedrooms offer lovely views across to Pangbourne Church with a wonderful Magnolia tree within its frontage.

OUTSIDE

There is a long gravelled driveway to the side of the property which opens wide at the end to allow parking for several cars. A fence runs alongside and there is a gate into the garden. From the kitchen is a lovely tiled terrace which is a perfect opportunity for "al fresco" dining and entertaining. The garden is part walled and part fenced with manicured lawn with pretty borders down the side and path leading to the garden room which is found towards the end of the garden. There is also a fire pit for additional entertaining. The garden room is a fixed structure and offers fabulous space for either another bedroom with ensuite shower room, or a home office/gym. It's doors open out facing to the side, so can be very private from the cottage.



Blue Dawes, Pangbourne Hill, Pangbourne, Berkshire, RG8 7AS

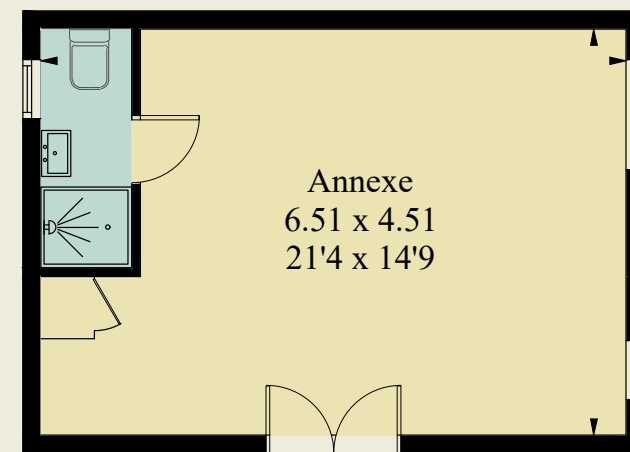
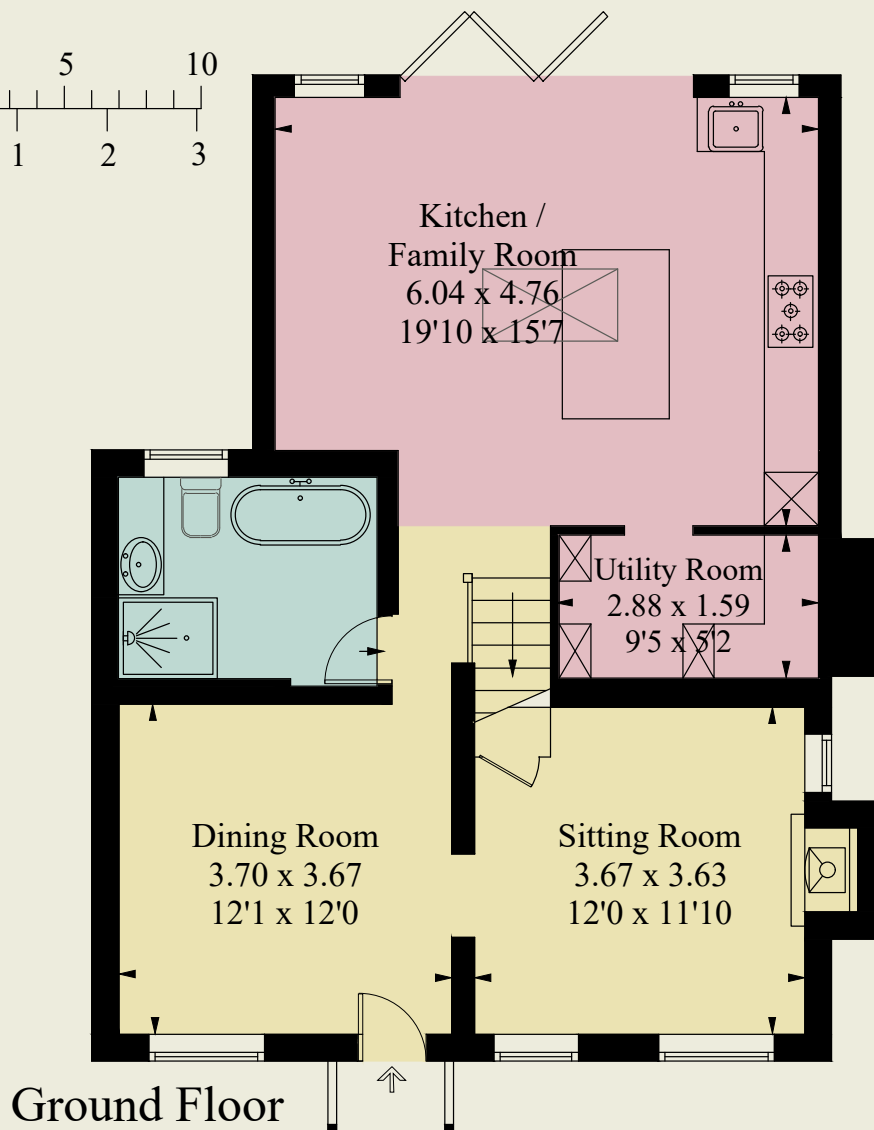
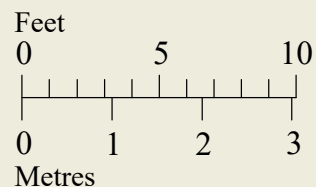
Approximate Gross Internal Area = 103 sq m / 1108 sq ft

Limited Use Area = 6 sq m / 64 sq ft Annexe = 29 sq m / 312 sq ft

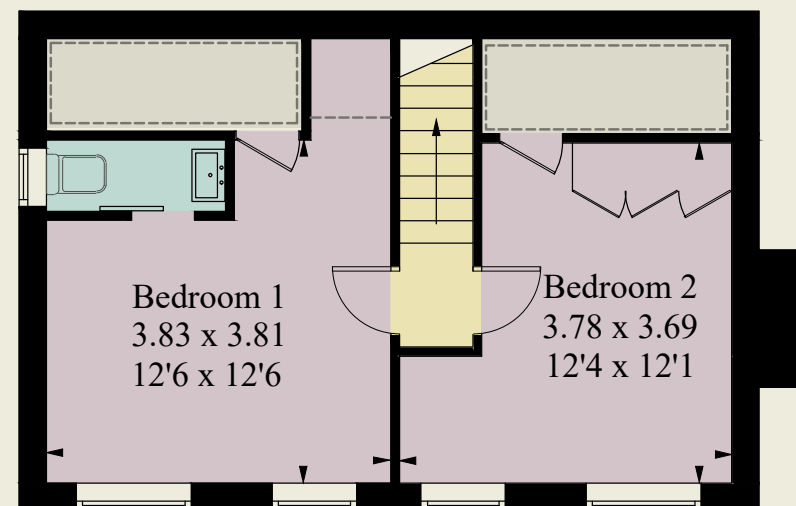
Total = 138 sq m / 1485 sq ft



 = Reduced head height below 1.5 m



(Not Shown In Actual Location / Orientation)



First Floor

CREATESPACE DESIGN ref 541

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



GENERAL INFORMATION

Services: All main services are connected to the property.

Council Tax: D

Energy Performance Rating: D / 57

Postcode: RG8 7AS

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 Streatley 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. The cottage is found a little way on the left hand side, opposite the church.

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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

