



LEAT HOUSE

9A SHOOTERS HILL ♦ PANGBOURNE-ON-THAMES ♦ BERKSHIRE

Warmingham
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♦ BERKSHIRE

Village Centre and Station - Under 5 minutes' walk ♦ Reading
- 5 miles ♦ M4 at Theale (J.12) - 5 miles ♦ Newbury - 12 miles
♦ Oxford - 22 miles (Distances and times approximate)

Privately situated in delightful professionally landscaped gardens & grounds overlooking The River Thames & Weir, this stylish recently built town house is idyllically situated on the near fringe of this desirable village, being just a short walk to The River Thames, shops, primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

Leat House is a stunning architect designed home of approximately 1,840 sq ft, built in 2020 and affording stylish and high-quality fixtures and fittings throughout. With a most impressive internal design, both an open plan and traditional layout are enjoyed providing for an exquisite family home in a most charming and convenient location, with early viewing being highly recommended.

- ♦ An Exquisite Family Home Of Impressive Architectural Design
- ♦ 5 Years Remaining of 10 Year New Home Building Warranty
- ♦ Delightful Village Location Overlooking The River Thames & Weir And Within Walking Distance Of Extensive Amenities, Primary School, Mainline Railway Station To London Paddington & Scenic Riverside
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Family & Dining Room with French Doors On To Garden Overlooking The River Thames & Weir
- ♦ Utility Room
- ♦ Store
- ♦ Study
- ♦ First Floor
- ♦ Sitting Room with Doors Onto Balcony Overlooking The River Thames
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Second Floor
- ♦ Main Bedroom with Built In Wardrobes, Large Eaves Storage and Ensuite Bathroom with Bath and Separate Shower
- ♦ Second Bedroom Suite with Large Eaves Storage, Wardrobes and Ensuite Shower Room
- ♦ 1,840 Sq Ft, Extending To 2,002 Sq Ft Including Eaves Storage
- ♦ Professionally Landscaped Gardens & Grounds
- ♦ Allocated Parking For 2 Cars



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.

The village has a primary school, and additionally 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, Queen Anne’s School, 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.

The is a main line railway station providing fast commuter services to Reading and London, (Paddington) in well under the hour. There are also good road communications enabling easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

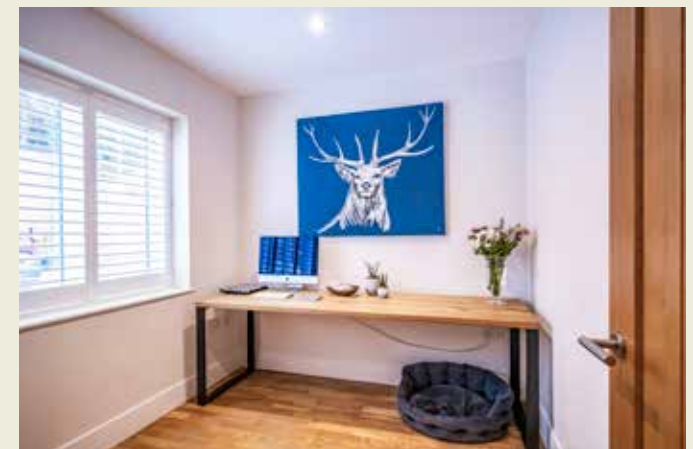
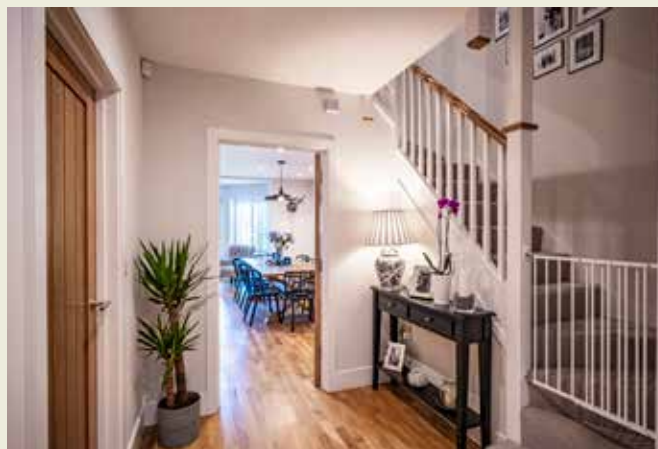
Built to an exceptionally high standard, Leat House is a striking contemporary property,

affording particularly generous accommodation of approximately 2,002 sq ft internally, inclusive of limited use area, an inspired layout is to be found, with open plan contemporary living combined impressively with that of a rather more traditional air. Split over 3 floors, to the ground floor, a reception hall leads to the spacious kitchen / family & dining room, which has French doors and wide glazing opening out on the garden. Also found on the ground floor is a utility room, cloakroom, coats cupboard and a study. An integral externally accessed store is on the other side of the coats cupboard. From the reception hall, the stairs rise to the first floor and to the right is a large sitting room with doors leading onto the balcony offering stunning views overlooking the River Thames and Weir. There are 2 bedrooms and a large family bathroom with bath and separate shower. Further stairs take you up to the top floor which has 2 further suites. The main bedroom suite has a Juliet balcony encapsulating the wonderful river views and the room is vaulted, enhancing the light and airy feel. Wall to wall built in wardrobes are to the right hand side of the room and on the left is access to a large eaves storage cupboard. The luxurious ensuite has a bath and separate shower. The second suite has an ensuite shower room and benefits from built in wardrobes, large eaves storage and is also vaulted. The property is immaculately presented, having been enhanced by the current owners with the addition of shutters to most of the windows and doors throughout. An exquisite family home in a most charming and convenient location. An early viewing is highly recommended.

OUTSIDE

Privately approached off Shooters Hill, serving just 4 residences, the driveway runs up to the rear of the properties, where there is allocated parking for 2 cars per property, and a turning area, with the main entrance doorway to the property being situated here for convenience,

A side gate leads to the garden which has been landscaped by a Hampton Court garden designer. Wide and deep planted borders surround the lawn area and a terrace comes directly off the kitchen offering a wonderful opportunity for "al fresco" dining. A verge rests between the property and Shooters Hill, with mature trees providing a pleasant outlook and privacy. Delightfully attractive, the gardens & grounds truly compliment this property.



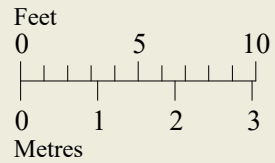


Leat House, 9a Shooters Hill, Pangbourne RG8 7DZ

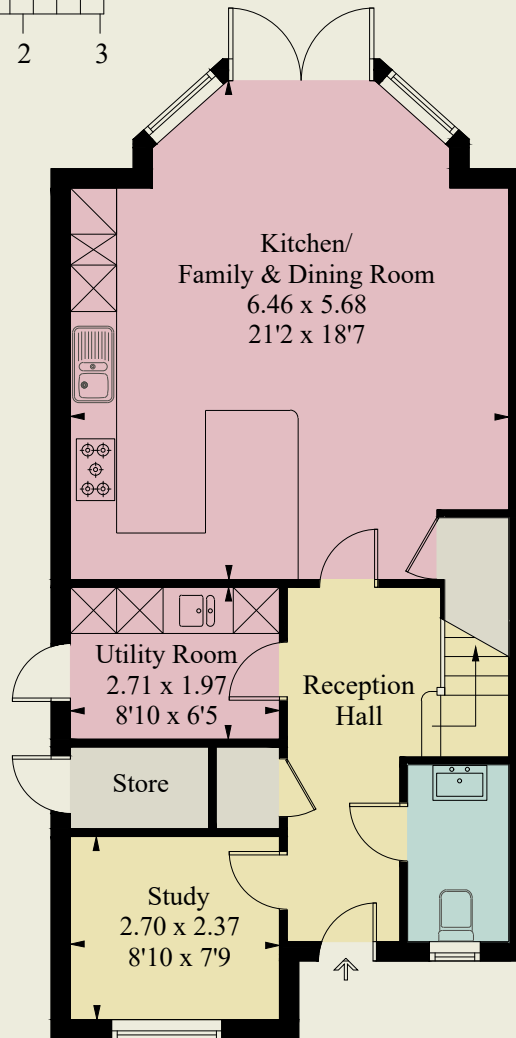
Approximate Gross Internal Area = 171 sq m / 1840 sq ft

Limited Use Area = 15 sq m / 161 sq ft

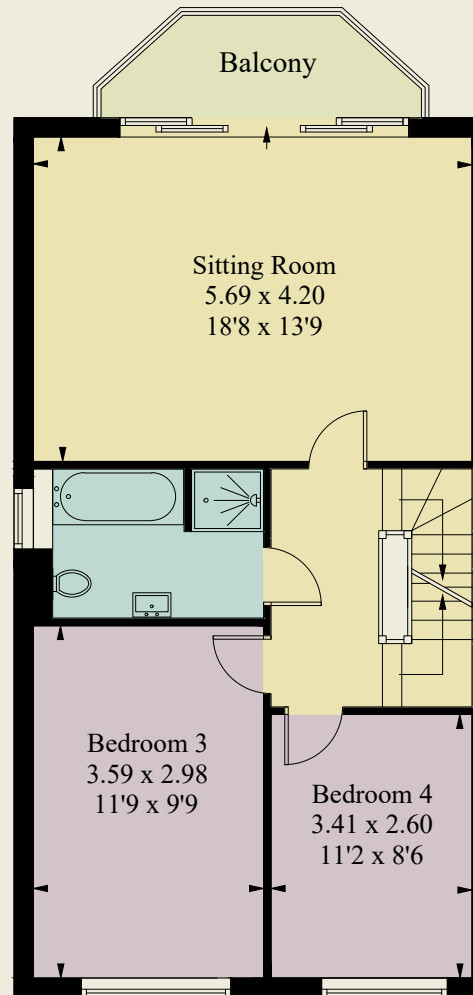
Total = 186 sq m / 2002 sq ft



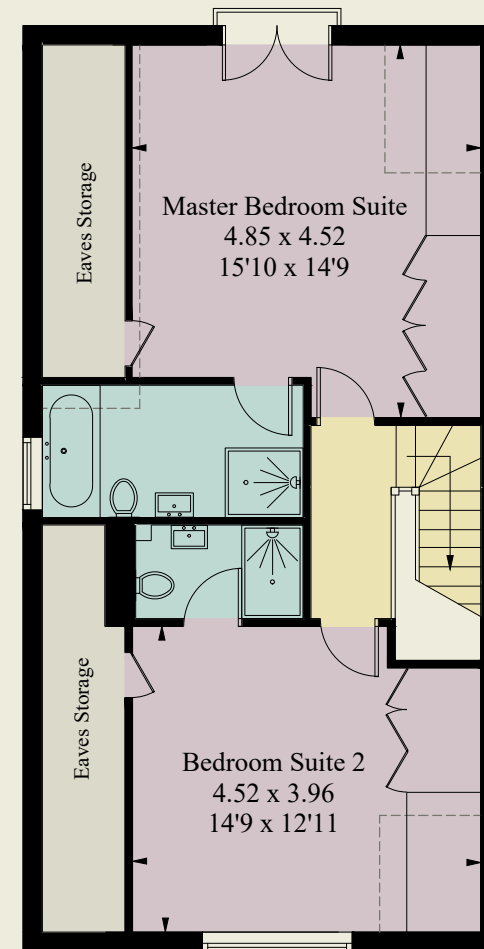
 = Limited Use Area



Ground Floor



First Floor



Second Floor

CREATESPACE DESIGN ref 515

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



GENERAL INFORMATION

Services: All main services are connected, with gas fired central heating. Underfloor heating to ground level.

Council Tax: G

Energy Performance Rating: B / 86

Postcode: RG8 7DZ

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue over the river bridge to Streatley-on-Thames. At the traffic lights turn left and continue on this road through Lower Basildon and past Beale Park until you reach Pangbourne. The shared driveway to Leat House, 9A Shooters Hill will be found off on the right-hand side just opposite the weir to The River Thames.

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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