



9 MARSH PLACE

PANGBOURNE ♦ BERKSHIRE

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Pangbourne Centre - 3 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)

Ideally located close to the centre of this bustling Thameside village, in an established residential road of period properties within easy reach of schools, shops, train station and River. A 2 bedroom 2 bathroom ground floor apartment within an exclusive development close to all the village amenities.

♦ Secure Communal Entrance

♦ Entrance Hall

♦ Sitting Room with Doors To Communal Gardens

♦ Fitted Kitchen

♦ Main Bedroom with Ensuite

♦ Second Double Bedroom

♦ Family Shower Room

♦ Communal Gardens

♦ Allocated Parking Plus Visitors Spaces



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, 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.



Crossrail services from Reading together with the electrifying of the line significantly improve travelling times to central London destinations.

Marsh Place is an appealing modern development with a mixture of houses and apartments located within a secure gated environment.

PROPERTY DESCRIPTION

9 Marsh Place is a modern, spacious and light ground floor apartment within a popular exclusive development close to the centre of the village. Entrance is through a secure communal door with access to the private front door of Number 9. There is a good sized entrance hall which runs through into the sitting room to the far end and there is a boiler cupboard and coats storage cupboard. There are 2 double bedrooms, both with built in wardrobes and one with French doors leading to the garden. The main bedroom has an ensuite bathroom and there is an additional shower room. The sitting room overlooks the communal gardens and there are further French doors allowing for direct access and a lovely uninterrupted view. There is a fully fitted kitchen.

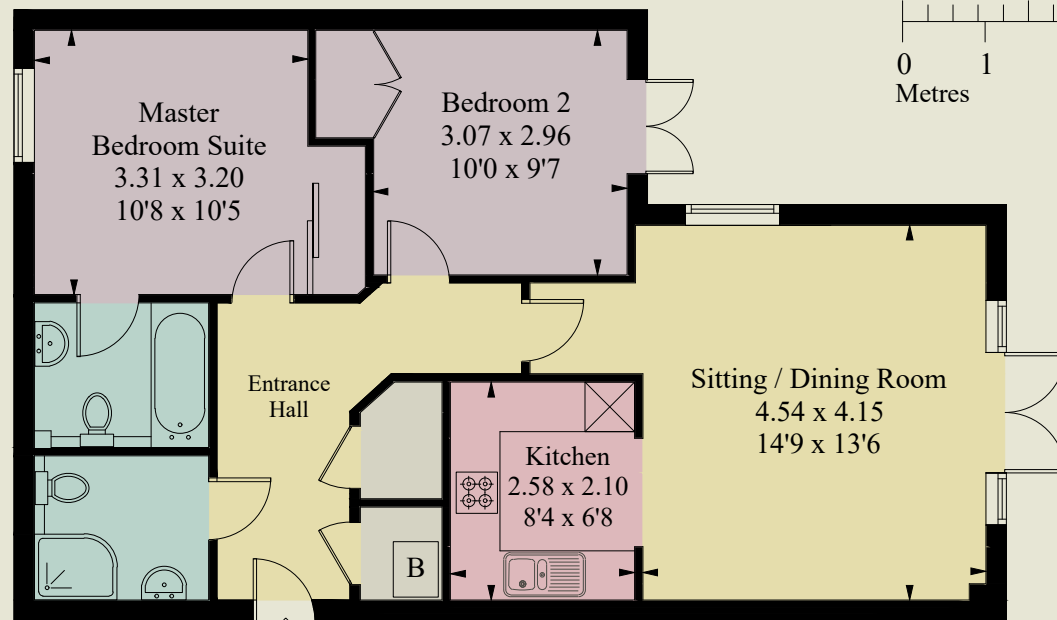
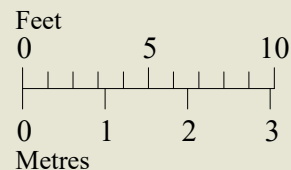
OUTSIDE

Marsh Place benefits from being a gated development with allocated parking space and visitors' parking and bin store. The gardens which are open and surround the exterior are communal and Number 9 benefits from a deep garden outside its sitting room.



9 Marsh Place, Reading Road, Pangbourne, Berkshire, RG8 7GA

Approximate Gross Internal Area = 69 sq m / 742 sq ft



Ground Floor

CREATESPACE DESIGN ref 586

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. Central heating and domestic hot water from gas fired combi boiler.

Council Tax: D

Energy Performance Rating: TBC

Postcode: RG8 7GA

Tenure: Leasehold

Length of Lease: 150 years from 1st August 2004

Term Remaining: 129 years

Ground Rent Review period

Annual Service Charge Amount

Service Charge Review Period

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

On entering Pangbourne turn left at the mini-roundabout by The Elephant Hotel into the High Street continue over at the next mini-roundabout onto the Reading Road and carry on past the police station and the entrance to Marsh Place will be found on your left hand side.

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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