



HIGH CORNER

BERE COURT ROAD ♦ PANGBOURNE ♦ BERKSHIRE

Warmingham
www.warmingham.com



HIGH CORNER

BERE COURT ROAD ♦ PANGBOURNE ♦ BERKSHIRE

Pangbourne Station (London Paddington within the hour) - 10/12 minute walk
♦ Reading (London, Paddington 27 minutes) - 5 miles ♦ M4 (J12) - 5 miles ♦
Henley on Thames - 13 miles ♦ Oxford - 23 miles
(Distances and times approximate)

Situated in a highly respected residential road in an elevated part of this popular Thameside village and within easy reach of the centre, which has excellent shops and amenities including a mainline railway station with direct trains into London Paddington within the hour.

An immaculately presented and spacious individually designed family house of 2,561 sq. ft including 3 reception rooms, 4 bedrooms, 3 bathrooms, detached garage and outside office/gym in a beautiful and mature plot of 0.466 of an Acre.

- | | |
|--|--|
| ♦ Quintessential English Riverside Village With Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour | ♦ Landing |
| | ♦ Main Bedroom with Walk In Wardrobe and Ensuite Shower Room |
| | ♦ Family Bathroom |
| | ♦ 3 Further Double Bedrooms |
| | ♦ “Jack & Jill” Shower Room |
| | |
| | ♦ Detached Garage with Car port |
| | |
| | ♦ Private & Mature Landscaped Gardens & Grounds Of Approximately 0.466 Of An Acre with |
| | |
| | ♦ Garden Office / Gym & Shed |
| | |
| | ♦ In All Extending To Approximately 2,561 sq. ft |

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room with Wood Burner
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Study
- ♦ Family Room



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, Post Office, hardware store, 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).

The area is also extremely well served by an excellent range of state and private schooling which includes not only the village Primary School, but also Pangbourne College, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, 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 (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

High Corner is a beautifully redesigned individual property with well pointed generous accommodation. Originating from the 1960's, it was extended and modernised in 2012 with white rendered elevations and upper timber cladding. With high specification interiors, including Walnut wood flooring to ground level, Anthracite grey windows and doors, Ethernet in all rooms, Philips Hue lighting system in most rooms and modern bathrooms and handmade kitchen it offers spacious family accommodation. Entrance is into the reception hall with staircase and cloakroom. The hall gives access to all rooms and large windows allow for much light, which is a constant theme in the house. The study has a fitted walnut desk and a double media cupboard containing all the workings of the property. Next to this is the family room with French doors leading out onto an undercover terrace. The Kitchen breakfast room sits in the

middle of the house and there are 2 roof lanterns and 2 sets of bi-fold doors giving spectacular garden views and a wonderful connection to outside. A Corian breakfast bar naturally separates the dining area from the kitchen, which is handmade with integrated Miele appliances and there is a utility room with back door. From the hall, steps take you down to the sitting room with inset Stovax wood burner and French doors accessing the paved terrace. Upstairs there is a spacious landing area with loft access. The loft has a drop down ladder and is part boarded for storage. The main bedroom has a walk in wardrobe and large ensuite shower room with dual sinks. All bathrooms have underfloor heating. There are 3 further double bedrooms, 2 of which share a "jack and jill" shower room and one enjoying triple aspect. The family bathroom has a bath with overhead shower.





OUTSIDE

Privately situated behind electric wooden gates, the hedge-lined and lighted driveway takes you down to the property, opening up to allow parking for several cars. The detached garage has loft storage and there is a car port for additional parking and an EV charger on the side. Fully gravelled, there are paths from both sides leading to the main garden at the back. Across the back of the property are 2 terraces, one paved and one decked with an additional raised area. These offer wonderful "al fresco" dining and entertaining opportunities to sit and enjoy the spectacular garden views. With mature boundaries

featuring many specimen trees and shrubs, including tree peonies and a line of Fargesia Robusta Campbell bamboo, the gardens are completely private and much care and attention has been given to showcase stunning planting for a truly botanical feel. A cobbled path down the side takes you through to an Orchard containing Apple, Cherry, Plum and a Mulberry tree as well as fruit cages. There is a detached summer house, currently used as a gym, but with Catt 6 connection allows for a variety of uses. Additionally, there is a shed for storage. With external sunset lighting the gardens create an exotic backdrop to this lovely family home. An early viewing is advised.

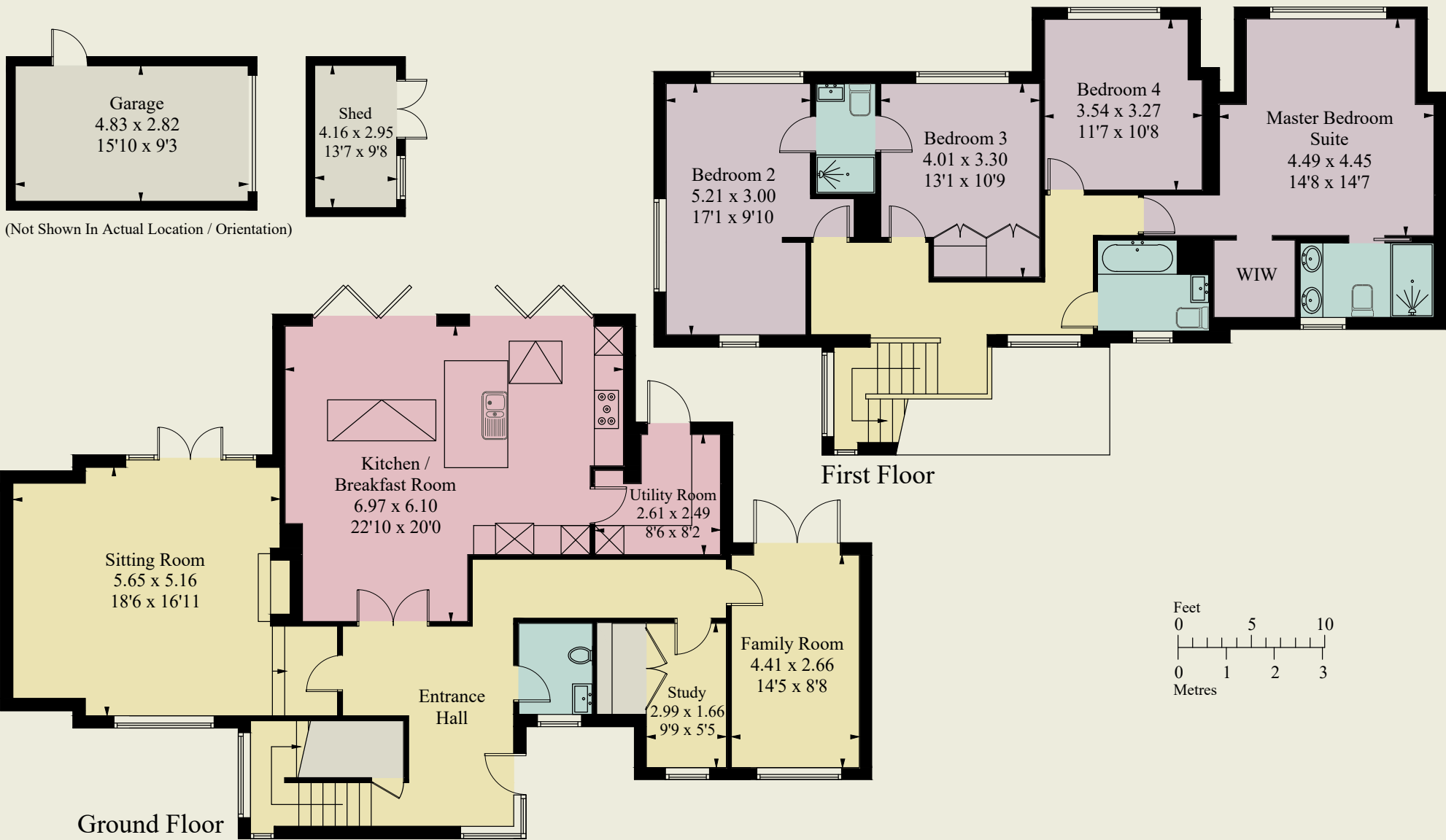


High Corner, Bere Court Road, Pangbourne, Berkshire, RG8 8JT

Approximate Gross Internal Area = 220 sq m / 2368 sq ft

Outbuilding = 18 sq m / 193 sq ft

Total = 238 sq m / 2561 sq ft



CREATESPACE DESIGN ref 427

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected. The boiler is located in the loft and it is zoned to ground and first floor.

Gigiclear Broadband connection. Water softener.

Council Tax: G

Energy Performance Rating: C / 77

Postcode: RG8 8JT

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 the 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. Turn left into Bere Court Road and High Corner is the first house 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.



Warmingham

www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

