



## 5 WATERSIDE HOUSE

PANGBOURNE ON THAMES ♦ BERKSHIRE



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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 approximate)

Occupying an exclusive Riverside location with communal direct river frontage and ideally placed within easy walking distance of the central High Street, shops, restaurants and amenities and for the mainline station providing access to London Paddington in under an hour. A 2 bedroom first floor apartment with outside balcony offering space for al fresco dining.

♦ Communal Reception Hall with lift and staircase leading to first and second floors

♦ Entrance Hall

♦ Sitting/Dining Room with French doors onto Balcony

♦ Kitchen

♦ Two Double Bedrooms

♦ Bathroom with Bath and Overhead Shower

♦ Allocated Parking for 1 Car, plus Visitor Parking

♦ Communal River Garden



## 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. 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.

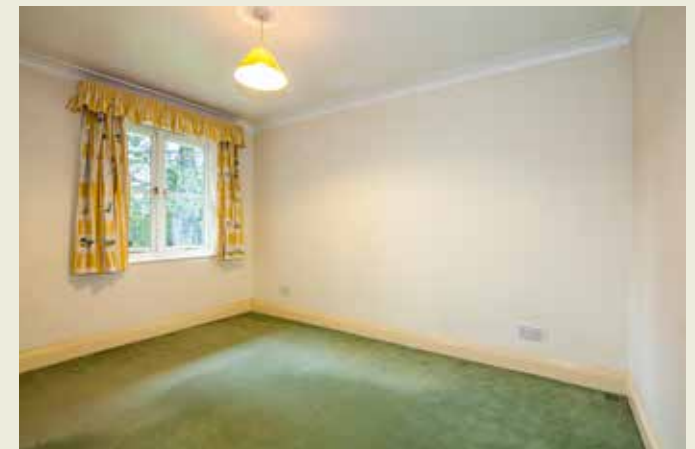
Crossrail services from Reading together with the electrifying of the line have significantly improved travelling times into central London destinations.

## PROPERTY DESCRIPTION

5 Waterside House forms part of an exclusive small development of only 9 apartments. The communal entrance door leads into a communal reception hall with staircase and lift access. The front door to the apartment opens into the entrance hall, which then takes you through into the living dining room which has a wonderful balcony overlooking the River Thames. The balcony offers a wonderful opportunity for al fresco dining. The kitchen is fully fitted and it has a door to the second bedroom. There is a newly fitted bathroom with bath and overhead shower and then the main bedroom next door with fitted wardrobes.

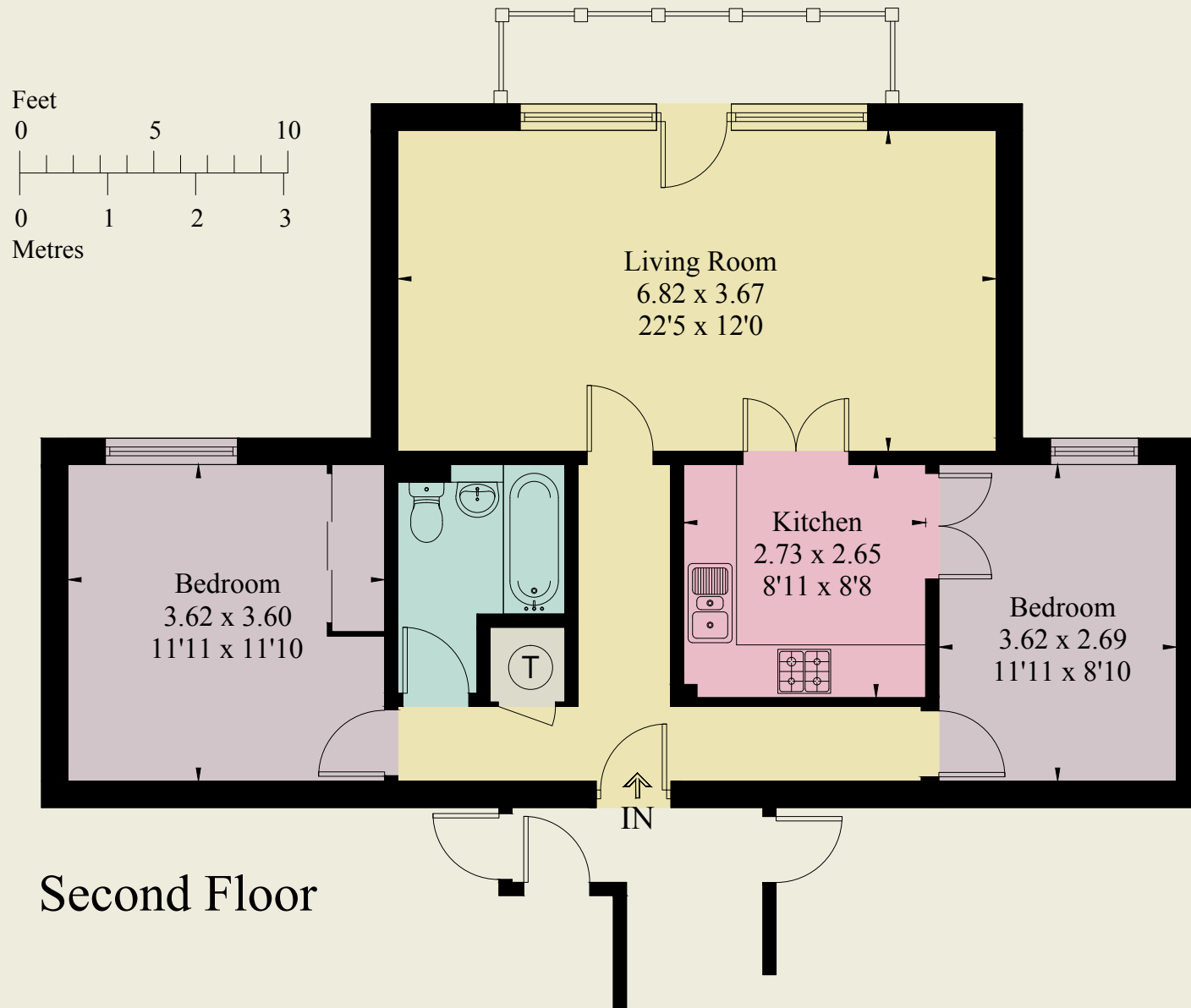
## OUTSIDE

Waterside House is located at the end of the private road and you naturally enter the communal parking area. At the front of the building overlooking the River Thames is the communal riverside garden with benches. There is 1 allocated parking space for the apartment, plus visitors spaces.



# FLAT 5, WATERSIDE HOUSE, THE WHARF, PANGBOURNE READING, RG8 7DS

Approximate Floor Area = 71.4 sq m / 769 sq ft



Second Floor



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## GENERAL INFORMATION

**Services:** Mains electric, drainage and water are connected to the property. Heating from nigh Storage Heaters.

**Council Tax:** E

**Energy Performance Rating:** B / 82

**Postcode:** RG8 7DS

Freehold held by Waterside House Ltd, with each owner holding an equal share.

125 year lease granted in 1995, with 96 years remaining.

Annual service charge is £2,671 for 2024-25. This includes maintenance of internal and external common parts including lift maintenance, gardening, decorating, cleaning and buildings insurance.



## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Goring head to Pangbourne, just past the Swan pub look out for a turning on the left just before the MOT garage, go down the lane and Waterside House is the building ahead of you.

## 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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