



## 2 LODGE COTTAGES

BOWDEN GREEN ♦ NR PANGBOURNE ON THAMES ♦ BERKSHIRE

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# 2 LODGE COTTAGES

BOWDEN GREEN ♦ NR PANGBOURNE ON THAMES  
♦ BERKSHIRE

Pangbourne Station - 2 miles ♦ Central Reading - 5 miles ♦  
M4/J12 at Theale - 4 miles ♦ Goring on Thames - 6 miles  
♦ Henley on Thames - 14 miles ♦ Newbury - 12 miles ♦  
Oxford - 23 miles (Distances approximate)

Situated in a quiet tucked away rural hamlet close to the village of Pangbourne on Thames with shops and mainline railway station providing direct access to London Paddington in under the hour.

A semi detached cottage style lodge dating back to early 1900's, with scope to extend, set within a good sized plot of 0.119 of an Acre and benefitting from west facing gardens and detached garage.

- ♦ Open Covered Porch
- ♦ Lobby
- ♦ Sitting room with woodburner
- ♦ Fitted Kitchen
- ♦ Bathroom (downstairs) with bath and overhead separate shower

- ♦ Landing
- ♦ 3 Bedrooms

- ♦ Driveway Parking
- ♦ Detached Garage

♦ In All Approximately 957 sq ft

- ♦ Rear West Facing Garden



## SITUATION

Bowden Green is a rural hamlet located 1 mile outside the bustling village of Pangbourne on Thames which 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 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 Kenneth Graham and his book 'The Wind in the Willows' which he wrote when living in the village.

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 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, Moultsford 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 approximately 1907, 2 Lodge Cottages is a pretty "Lodge" style semi detached cottage with original features, such as ledged and braced doors and cast iron fireplaces, alongside some modernisation. Entrance is under an open covered porch into a lobby area with door then leading into the sitting / dining room. There is a log burner and staircase with storage underneath. The fitted kitchen is at the rear and overlooks the garden with door providing direct access. Next to this is the bathroom with shower over bath. Upstairs, there are 3 bedrooms. The bedroom at the back has lovely rural views across the field behind the property. The main bedroom has a feature cast iron fireplace and the third bedroom has access to a large eaves storage area.

## OUTSIDE

Low iron fence at the front with hedging provides privacy to the boundary with large tree amongst the lawned area. The driveway has off road parking for 2 cars and leads up to the detached garage with electric roller door. A gate between the garage and house takes you through to the garden. With fenced boundaries to each side, the garden is a lovely mature feel featuring shrubs and trees. With fields behind, it provides a wonderful rural aspect.





## 2 Lodge Cottages, Bowden Green, Pangbourne, Berkshire, RG8 8JL

Approximate Gross Internal Area = 77 sq m / 828 sq ft  
 Garage = 12 sq m / 129 sq ft  
 Total = 89 sq m / 957 sq ft



### GENERAL INFORMATION

**Services:** Electrics and water are connected to the property. Heating from oil boiler located outside.

**Council Tax:** TBC

**Energy Performance Rating:** D / 59

**Postcode:** RG8 8JN

**Local Authority:** West Berkshire District Council  
 Telephone: 01635 42400

### VIEWING

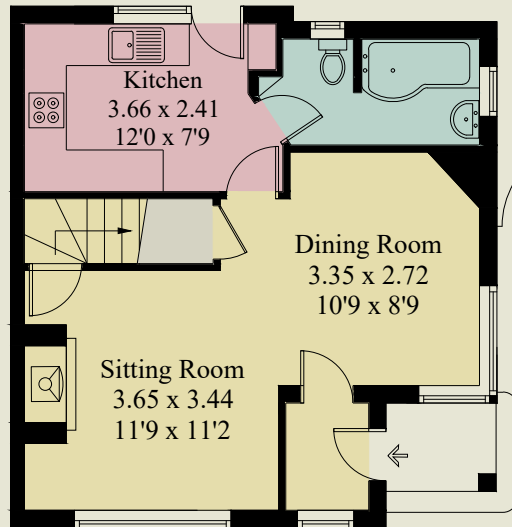
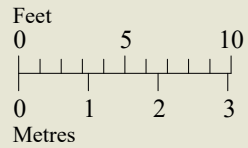
Strictly by appointment through Warmingham & Co.

### DIRECTIONS

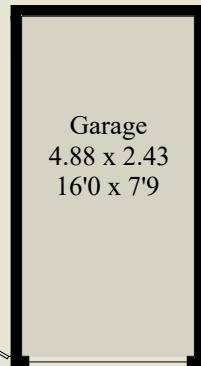
From our office in the high street turn left and continue over the river bridge into Streatley on Thames. At the traffic lights and crossroads at the top of Streatley High Street turn left. Continue on this road all the way to Pangbourne, passing through Lower Basildon and past Basildon Park. On entering Pangbourne go straight over the mini roundabout and turn right into Pangbourne Hill. Carry on up the hill for about 1 ½ miles, then turn right towards Upper Basildon and then almost immediately right again and 2 Lodge Cottages is the second cottage on the left hand side of the first pair.

### DISCLAIMER

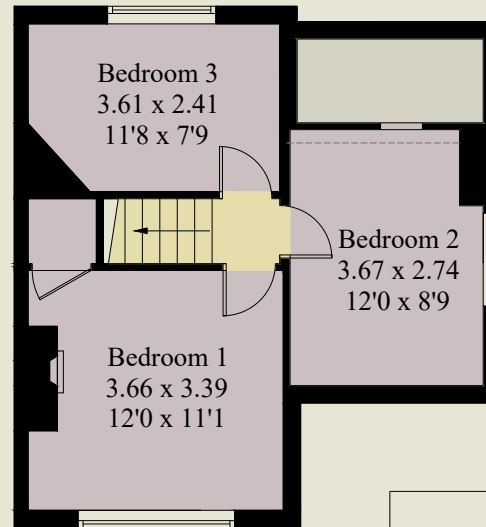
The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all 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.



Ground Floor



= Reduced head height below 1.5 m



First Floor

CREATESPACE DESIGN ref 638

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



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