



2 WESTVIEW

PANGBOURNE ON THAMES

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PANGBOURNE ON THAMES

Pangbourne Station - 10 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)

A recently refurbished 2 bedroom ground floor property, with private garden in a quiet residential part of this favoured Thames side village. Close walking distance to shops and mainline train station to London Paddington.

♦ Entrance Porch

♦ Sitting Room

♦ Kitchen

♦ Shower Room

♦ 2 Double Bedrooms

♦ Front & Rear 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.

N.B. 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

A recently refurbished 2 bedroom ground floor property, with private garden and front garden aspect. Situated in a quiet residential part of this favoured Thames side village and close walking distance to shops and mainline train station to London Paddington.

Entrance porch is at the front of the property and leads into the sitting room, of which is a good size. The brand new kitchen is approached from the sitting room and overlooks the front garden. The inner hallway gives access to the shower room and both double bedrooms.

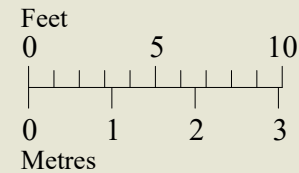
OUTSIDE

The front of the property overlooks the grassed open garden and there is a path leading round to the back where the rear garden is located. There is a large shed and seating area with private aspect. Parking for the property is on the left hand side as you approach the row of houses.



2 Westview, Aston Close, Pangbourne, Berkshire, RG8 7LQ

Approximate Gross Internal Area = 52 sq m / 559 sq ft



GENERAL INFORMATION

Services: Mains gas, electricity and drainage connected.

Council Tax: B

Energy Performance Rating: C

Postcode: RG8 7LQ

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices turn left and continue over the river bridge into Streatley. At the traffic lights turn left and continue along the A329 until you reach Pangbourne. At the mini roundabout, turn left and at the next mini roundabout go straight ahead and past the petrol station and take the right turning for Kennedy Drive, and continue on Kennedy Drive until you see a right turning for Aston Close. 2 Westview is found the furthest into the close on the right hand side in a block of 4 properties. Number 2 being the right hand ground floor property.

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.

CREATESPACE DESIGN ref 357

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



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