



157 BOURNE ROAD

PANGBOURNE ♦ BERKSHIRE

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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)

Located on the edge of this bustling Thameside village, within easy reach of schools, shops, train station and River. A 2 bedroom house with driveway and large garden within a popular road.

♦ Hallway with coats cupboard

♦ Sitting Dining Room

♦ Kitchen

♦ Landing

♦ 2 Double Bedrooms

♦ Family Bathroom

♦ Driveway

♦ Garden with Outbuilding

♦ No Chain



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.

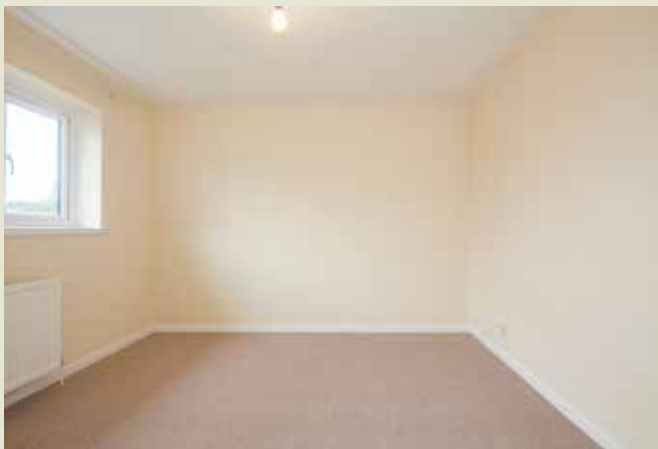
Crossrail services from Reading together with the electrifying of the line significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

157 Bourne Road is a 2 bedroom terrace house, forming part of a row of 4 in a popular cul de sac on the edge of the village. Entrance is into the hallway with staircase and large coats cupboard, The sitting room overlooks the front of the property and naturally goes into the dining area with French doors. There is a fitted kitchen with back door for garden access. Upstairs the landing leads to both double bedrooms and family bathroom. There is a generous loft.

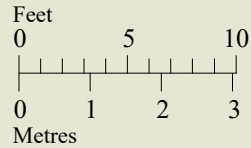
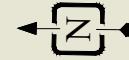
OUTSIDE

A front driveway offers off road parking to the property and there are bricked boundaries either side. A side alley then takes you to the rear garden which has a patio coming off the back of the house. The garden is mainly lawn with raised decked area towards the back, offering seating opportunities and “al fresco” dining and entertaining.

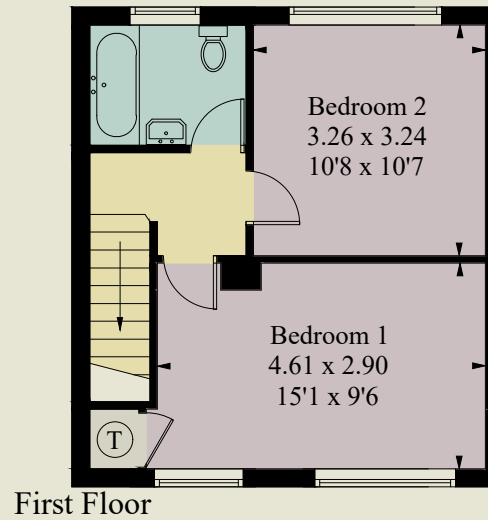
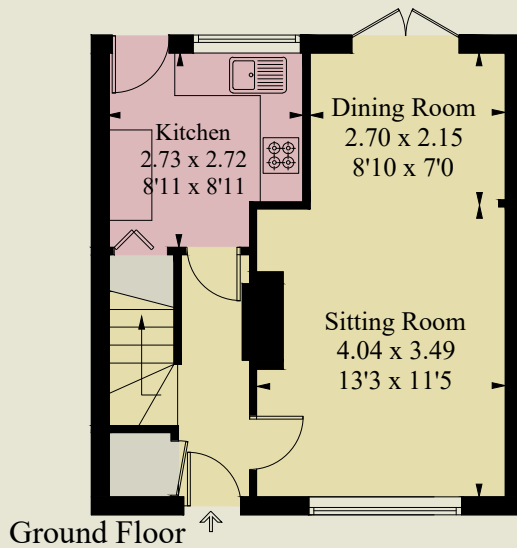
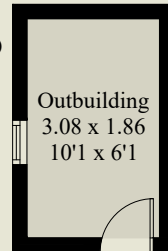


157 Bourne Road, Pangbourne, Berkshire, RG8 7JT

Approximate Gross Internal Area = 69 sq m / 742 sq ft
Outbuilding = 5 sq m / 53 sq ft
Total = 74 sq m / 796 sq ft



(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 561

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 boiler located in the main bedroom.

Council Tax: C

Energy Performance Rating: C / 71

Postcode: RG8 7JT

Freehold

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear left and proceed down the High Street, crossing over the River Bridge and up to the top of Streatley High Street. At the traffic lights bear left onto the A329 to Pangbourne. On reaching the village continue until the mini roundabout by The Elephant where turn left onto the High Street. Continue straight over the next roundabout in the centre of the village onto the Reading Road. Carry on through Pangbourne and just before you leave the village, take the last turning on the left onto Bourne Road (there are 2 turnings into Bourne Road, so take the second one) and 157 will be found a short distance along on the right 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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