

The Pump House • Maidenhatch • Pangbourne • Berkshire



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Pangbourne village & station 2 miles • M4 Junction 12 - 2.5 miles • Reading 7 miles
(all distances/timings approximate)

A splendid 3/ 4 bedroom detached conversion of a fine Victorian property creating a unique country house with spacious accommodation, full of character and refitted to the highest specifications.

1,677 sq ft / 156 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



A splendid 3/ 4 bedroom detached conversion of a fine Victorian property creating a unique country house with spacious accommodation, full of character and refitted to the highest specifications.

Set amongst very beautiful countryside within an area of outstanding natural beauty, with lots of footpaths and bridlepaths in the vicinity.

Special features:

- Imposing original water tower - now the main entrance
- Extremely large and light kitchen/living room with a vaulted ceiling and wide wood planked flooring
- Kitchen with its white onyx worksurfaces, breakfast bar, Rangemaster cooking unit with double oven, grill, warming drawer, ceramic 3 ring hob with warming plate. Stainless steel splashback and cooker hood over. Fitted dishwasher, fitted fridge and freezer, large pantry unit with shelves, extensive range of high- and low-level cupboards and drawers
- Sitting room with double French doors giving access to the gardens
- Utility room/cloakroom with washer/dryer and oil-fired boiler, wash, WC, heated towel rail
- Principal bedroom and bedroom 3 have ensuite luxury shower rooms
- Polished oak doors throughout



- Total refurbishment and refitting with conversion including all new central heating, electrics, flooring, kitchen and joinery. Pressurised hot water system with Megaflo and pressurised indirect cylinder
- New private water system and sewage treatment plant (shared with neighbouring property)
- Primary double-glazed windows throughout

Summary of accommodation: Imposing reception hall, sitting room, kitchen/living room, cloakroom/utility room, 3 bedrooms, 2 ensuite shower rooms, family shower room.

Gardens: Large gardens. Outside the property is a large gravel driveway, with parking for several vehicles and a turnaround, side gate gives access to the rear garden.

The rear garden has a south westerly aspect, and includes a paved terrace for summer dining and BBQs with well maintained lawns. To the north of the house there is a wild garden and disused garage, with an additional access track. Shared right of way with the neighbouring property, Hogmoor House.



Local Facilities: There are delightful walks from the property by way of footpaths and bridleways. Horse riding stables and livery stables a short drive away at Buckhold and Upper Basildon. There is a first-class fitness and tennis centre at Bradfield College which is open to membership with a fine indoor swimming pool, gym, squash courts, indoor and outdoor tennis courts. There are also plenty of facilities for the golfing enthusiast in the area – Streatley Hills, Mapledurham and Calcot to name but a few. Large supermarkets of Waitrose and Sainsbury's within easy driving distance. Pangbourne and Theale have train stations offering fast commuter links to London.

Schools: There are excellent schooling facilities in the area; Pangbourne College Bradfield College, St Andrew's Preparatory School, Moulsoford Boys School, Cranford House, Downe House and The Oratory.

Directions: From the offices of Singleton & Daughter, turn left, proceed over the mini roundabout passing The Elephant Hotel. Turn right into Pangbourne Hill, and proceed up this road, turning second left into Bere Court Road. Continue until you reach a crossroads. Cross straight over into Dark Lane. A short distance along on the left-hand side turn left at the sign for Maidenhatch Stud Farm and Maidenhatch Farm, etc. Proceed down this drive, and Hogmoor House and The Pump House will be found on the right-hand side.

Post Code: RG8 8HP

Tenure: Freehold

Services: Electricity, private water supply, private drainage system. Gigaclear superfast broadband connection available.

Note 1. Responsibility for maintenance of the private water and private drainage system shared with the adjacent cottage; Hogmoor House 40%/60%.

Note 2. Shared driveway entrance with Hogmoor House which passes through Hogmoor House front gardens and down the side of the house to the gravel paring area belonging to the Pump House.

EPC Rating: SAP EPC applied for.

Local Authority & Council Tax Band: West Berkshire, TBC

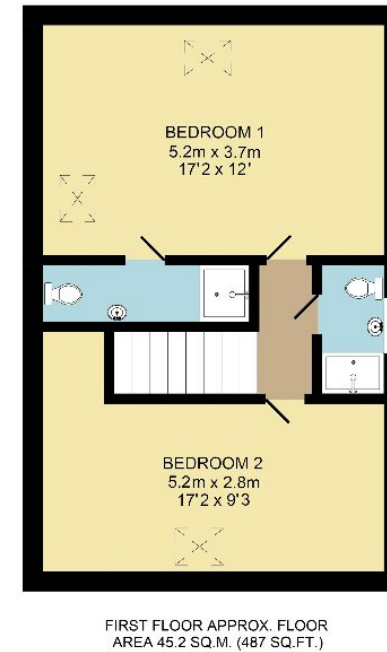
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





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TOTAL APPROX. FLOOR AREA 155.8 SQ.M. (1677 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. www.singletonanddaughter.co.uk



Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

Tel: 0118 984 2662

Email:
info@singletonanddaughter.co.uk

Websites:
singletonanddaughter.co.uk
rightmove.co.uk
onthemarket.com
mayfairoffice.co.uk

London Office:
Cashel House,
15 Thayer Street,
London, W1U 3JT



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1 Station Road, Pangbourne, Berkshire, RG8 7AN

Tel: 0118 984 2662

www.singletonanddaughter.co.uk info@singletonanddaughter.co.uk

London Office : Cashel House, 15 Thayer Street, London W1U 3JT

