



2 Heron's Farm Cottages • Buckhold • Pangbourne • Berkshire

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Pangbourne 2.5 miles / 5 minutes' drive • M4 Junc 12 6 miles • Reading 10 miles
(all distances/timings approximate)

A delightful, 3-bedroom, semi-detached Victorian cottage, occupying a wonderful rural location.
The cottage offers tremendous scope for further extension subject to LAPP.
Excellent ceiling heights throughout.

1,529 sq ft / 142 m²
Gardens & Grounds extending to 0.27 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A delightful, 3-bedroom, semi-detached Victorian cottage, occupying a wonderful rural location. Situated near to St Andrews Prep School, and bounded on one side with farmland and pastureland as far as you can see.

The cottage offers tremendous scope for further extension to the existing accommodation, subject to local authority planning permission. This is an area known to be of outstanding natural beauty, and the footpaths and bridle ways through adjacent countryside are very special.

The property is approached from a pretty lane, and enjoys peace and rural tranquillity yet within a 5 minutes' drive of Pangbourne village, with its tremendous selection of specialist shops, amenities, and train station.

Special features:

- Splendid rural location
- Scope for extension subject to LAPP
- Spacious kitchen/dining room can accommodate a 6-seater table, fitted double Zanussi electric oven, ceramic hob, fitted washing machine, large original window overlooking the front gardens, fitted dishwasher, broom cupboard currently housing a tumble dryer. Original red and white Victorian ceramic tiled flooring, arched alcove to what would have been the original cooking range

- Pretty sitting room with windows overlooking the rear gardens, open fireplace with stone hearth, natural polished stripped pine floorboards
- High ceilings throughout
- Entrance porch with stable door, glazed on all sides, useful boot room
- 3 bedrooms, two of which are doubles, all enjoy fine rural views. Bedroom 1 has fitted wardrobes, and a modern ensuite shower room
- Family bathroom fitted to a high standard, with towel rail, glazed shower screen to bath
- Large rear garden

Summary of accommodation: Entrance porch/boot room, family bathroom, kitchen/breakfast room, sitting room, 3 bedrooms, ensuite to bedroom 1, rear lobby/boot room. Double car port. Brick store, timber garden stores, brick stable/outbuilding.

Gardens: Front gardens have well-maintained lawns, raised vegetable beds and a summer dining area. Wide entrance from the lane, large pea shingle car parking area, and access to a double car port which has power and lighting. A useful brick outbuilding store. Modern oil tank. Garden store attached to the house, accommodates the oil-fired boiler.



High hedges give seclusion. Backing onto the rear boundary is a brick stable/outbuilding with concrete floor, re-roofed of recent times. Rear garden is approximately 150ft in length, by 50ft in width.

Gardens & Grounds extending to 0.27 acre (approximately)

Local facilities: There are delightful walks and rides from the property by way of footpaths and bridleways. 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. For the equestrian enthusiast, Livery and outdoor arenas are available at Cullinghood Equine Centre, which is just over the lane from the property. Large supermarkets of Waitrose and Sainsbury's within easy driving distance. Pangbourne and Theale have train stations offering fast commuter links to London.

Excellent schools: Within walking distance of St Andrews Preparatory School. Easy driving distance of Bradfield College, Pangbourne College, Cranford House, Moulsoford Preparatory, Elstree, St Gabriel's Girls School and Downe House Girls School.

Directions: From Pangbourne proceed up Pangbourne Hill, pass Pangbourne College, carry on for approximately a mile, turn left at signpost to St Andrews

School, proceed down this lane, take first right, sign posted to Cullinghood Stables, and the property is a short distance on the right.

What3words: published.fire.severe

Post Code: RG8 8PY

Tenure: Freehold

Services: Mains water, shared septic tank (maintenance costs shared with neighbour), oil fired central heating & hot water, electricity. High speed gigaclear connection available.

EPC Rating: E

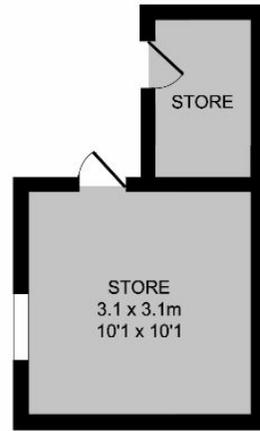
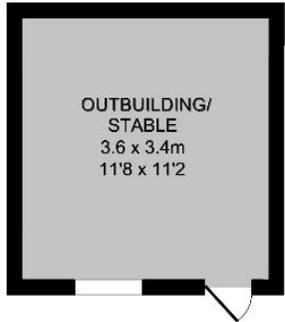
Local Authority & Council Tax Band: West Berkshire, Band D

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





STABLE APPROX. FLOOR
AREA 12.0 SQ.M. (129 SQ.FT.)



STORES APPROX. FLOOR
AREA 13.0 SQ.M. (140 SQ.FT.)



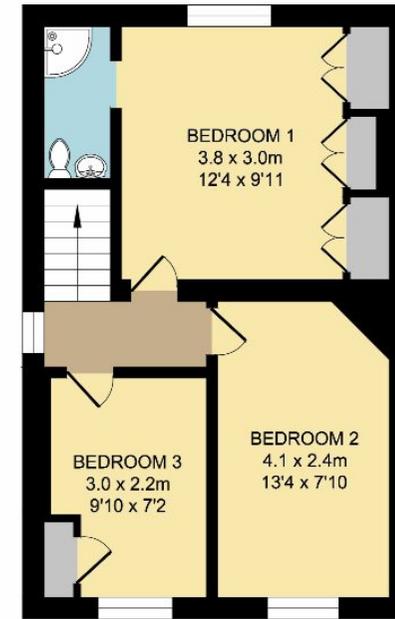
CARPORT APPROX. FLOOR
AREA 23.0 SQ.M. (248 SQ.FT.)

TOTAL APPROX. FLOOR AREA 142.0 SQ.M. (1529 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



GROUND FLOOR APPROX. FLOOR
AREA 54.0 SQ.M. (581 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 40.0 SQ.M. (431 SQ.FT.)

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

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