



Scythe House

Green Lane • Pangbourne • Berkshire

Constructed in approximately 1925, with later additions, Scythe House is one of the most important and substantial properties in the centre of this highly sought after Thameside village, and this is the first time it has come to market in 43 years.

5,790 sq ft / 538 m²

Gardens extending to 1.25 acres / 0.5 hectare

(all measurements are approximate)

Village centre, a few minutes' walk • Fast trains to London Paddington (47 minutes)

Reading 6 miles • M4 (junc 12) 4 miles • Heathrow 45 mins drive

(all distances/times are approximate)

Your attention is drawn to the important notice on page 11





Dudley
**Singleton
& Daughter**
The Country Agent



A splendid 5 bedroom, 5 bathroom, country house of character. Surrounded by generous and outstanding gardens and grounds, enjoying a southerly aspect, including a hard tennis court and indoor heated swimming pool complex.

Scythe House enjoys a very peaceful, secluded, and private location, entered by way of a long and imposing drive extending to approximately 100 metres, and secured by electric gates, entered from one of the prettiest and highly desired residential lanes.

Enormous potential for extension/conversion of the large loft area which is boarded and already has a dormer window.

Set on high ground, and valuably unlisted, there is tremendous potential for extension, or reconfiguration of the spacious family accommodation. Constructed of red clay brick under a clay tiled roof by the noted builder of the period, J. Smallburn & Sons.

Within easy walking distance to the centre of the village with its excellent riverside pubs, restaurants, shops, amenities, doctors, dentists, and specialist shops, yet also within minutes of wonderful countryside footpaths. Offering easy access to Heathrow airport and a train station with direct connections to London Paddington, Reading and Oxford.

Special features:

- Pool complex has an indoor heated pool approx. 30' x 15', a spa pool, full central heating, dehumidification, high-level sitting room overlooking the pool area,

multiple sliding patio doors giving access to the gardens, changing/shower room, and the whole pool area and steps leading to sitting room have a non-slip covering

- Tennis hard court with an adjacent summer house
- Imposing main entrance porch with twin barley twist brick columns, substantial original oak door opens into the large light reception hall with original open fireplace
- Fine examples of oak flooring throughout the sitting room, dining room and study
- Drawing room has an open fireplace fitted with a wood burning stove, with original mantel over
- Pretty garden room with oak panelling, and French doors opening to the garden terrace
- First floor landing and 4 double bedrooms have original golden oak stripped flooring
- Bedroom 4 has French doors opening onto a balcony overlooking the main gardens
- Kitchen/breakfast room with Lacanche range cooker with induction hob, and additional electric oven and gas hob, original butler's pantry with cupboards and sink. Walk-in pantry and understairs wine store

Summary of accommodation: Entrance lobby, reception hall, drawing room, kitchen/breakfast room, butler's pantry, garden room, dining room, study, 2 cloakrooms, laundry room, wine store. 5 bedrooms, 4 ensuites, WC, shower room. Pool complex with sitting room, shower/changing room. Integral double garage. Detached double garage block. Summer house. Garden store.



Gardens: Exceptional, old laid down gardens create a very beautiful setting and are a delight in all seasons. The boundaries of the formal gardens are secluded by mature trees and high hedges, with well-maintained lawns.

York stone paths and steps lead up to the tennis court area, passing well-stocked herbaceous borders and shrubberies. Several sets of sliding patio doors give access from the indoor swimming pool to a terrace. Summer house and a garden store.

Long driveway is flanked on each side by dwarf flint walls, high hedges, and trees. Integral double garage with remote Crocodile roll up doors, centrally heated with fully lined walls and ceiling. A cupboard houses the pool filtration and gas fired heating equipment.

Detached double garage block. Large forecourt to the front will accommodate 6-8 cars.

Gardens & grounds extending to 1.25 acres (approx.)

Local facilities: Pangbourne is a wonderful period village with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, restaurants, and riverside pubs. Along the River Thames are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering kayak, canoe, SUP and climbing tuition.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford, and Reading with the Elizabeth Line, as well as buses to all local areas. Waitrose can be found approx. 3 miles away at Tilehurst.

Excellent schools: Scythe House is within easy reach of a number of fine schools including the highly sought-after Englefield Primary School. Within easy driving

distance are: St Andrew's Prep School, Pangbourne College, Bradfield College, Elstree, Brockhurst & Marlston House Schools, The Oratory School, St Finians, Cranford House, Moulsoford Boys School, and Downe House.

Directions: With The Elephant Hotel on your right, pass Breedons Hill on the right and turn next right into Green Lane. Scythe House will be found a short distance up the lane on the right-hand side.

What3words: token.riverbank.servers

Post Code: RG8 7BG

Tenure: Freehold

Services: Mains electricity, gas, water, and drainage.

Utility usage for Scythe House provided by the vendors :

Electricity - £1,400 per annum.

Gas - £3,500 per annum.

Broadband: BT broadband connected.

Conservation area? Yes

EPC Rating: E

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

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





Dudley
**Singleton
& Daughter**
The Country Agent





Dudley
**Singleton
& Daughter**
The Country Agent





Dudley
**Singleton
& Daughter**
The Country Agent

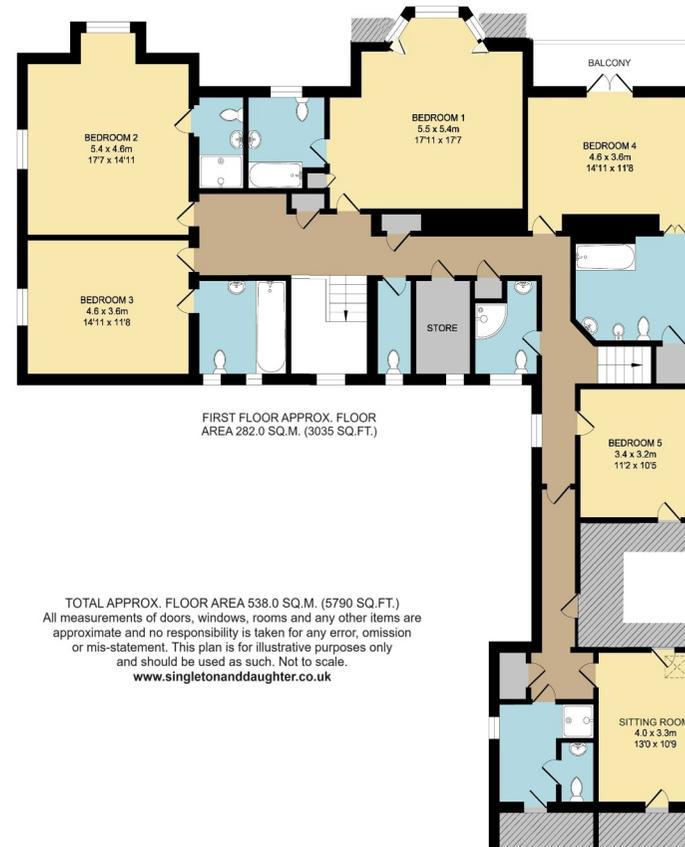
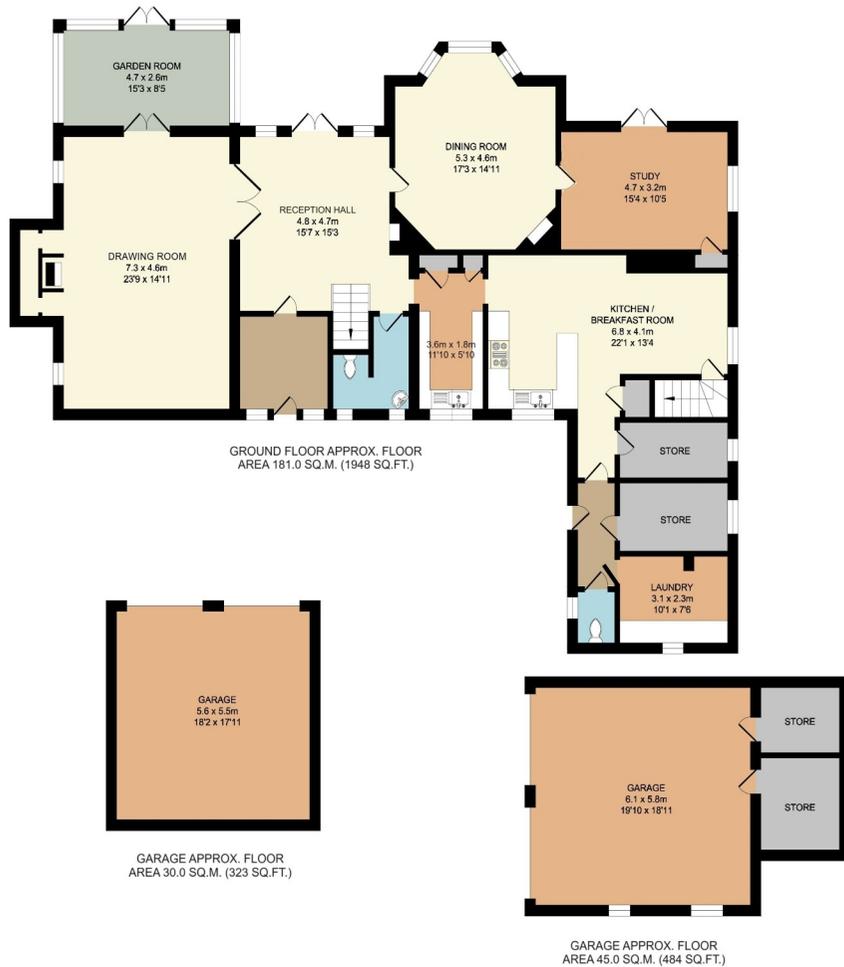




Dudley
**Singleton
& Daughter**
The Country Agent







TOTAL APPROX. FLOOR AREA 538.0 SQ.M. (5790 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 and should be used as such. Not to scale.
www.singletonanddaughter.co.uk

Viewing by arrangement with vendor's agents; 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 mayfairoffice.co.uk

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

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Dudley
**Singleton
& Daughter**
The Country Agent

1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office : Cashel House, 15 Thayer Street, London W1U 3JT