



Dudley
**Singleton
& Daughter**
The Country Agent



Nutshell Cottage • Riverview Road • Pangbourne

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A splendid 3-bedroom detached house, set on high ground in perhaps one of the most important residential private roads in the heart of this period Thameside village.

2,012 sq ft / 187 m²
(all measurements are approximate)

Gardens & Grounds extending to 0.38 acres / 0.15 hectares
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





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Nutshell Cottage is a unique contemporary property, combining the best of modern technology, yet harmonises with the stone, brick and natural golden oak used throughout. Large windows give masses of light to the interior and also wonderful views over the very pretty landscaped gardens created by the present owners.

The property and grounds can only be described as 'absolutely fabulous', having undergone total reconstruction and redesign to both its interior and exterior in 2015. Enjoying not only tremendous security, but fantastic privacy, this is a lavish reconstruction created tastefully with care and loving detail, almost impossible to find.

Within easy walking distance of the village shops, pubs, restaurants, health centre, and station, with a fast train service to London Paddington, Oxford, and Reading (Elizabeth Line).

Note 1. Bedroom 1 is very spacious, and could easily be converted into two double bedrooms.

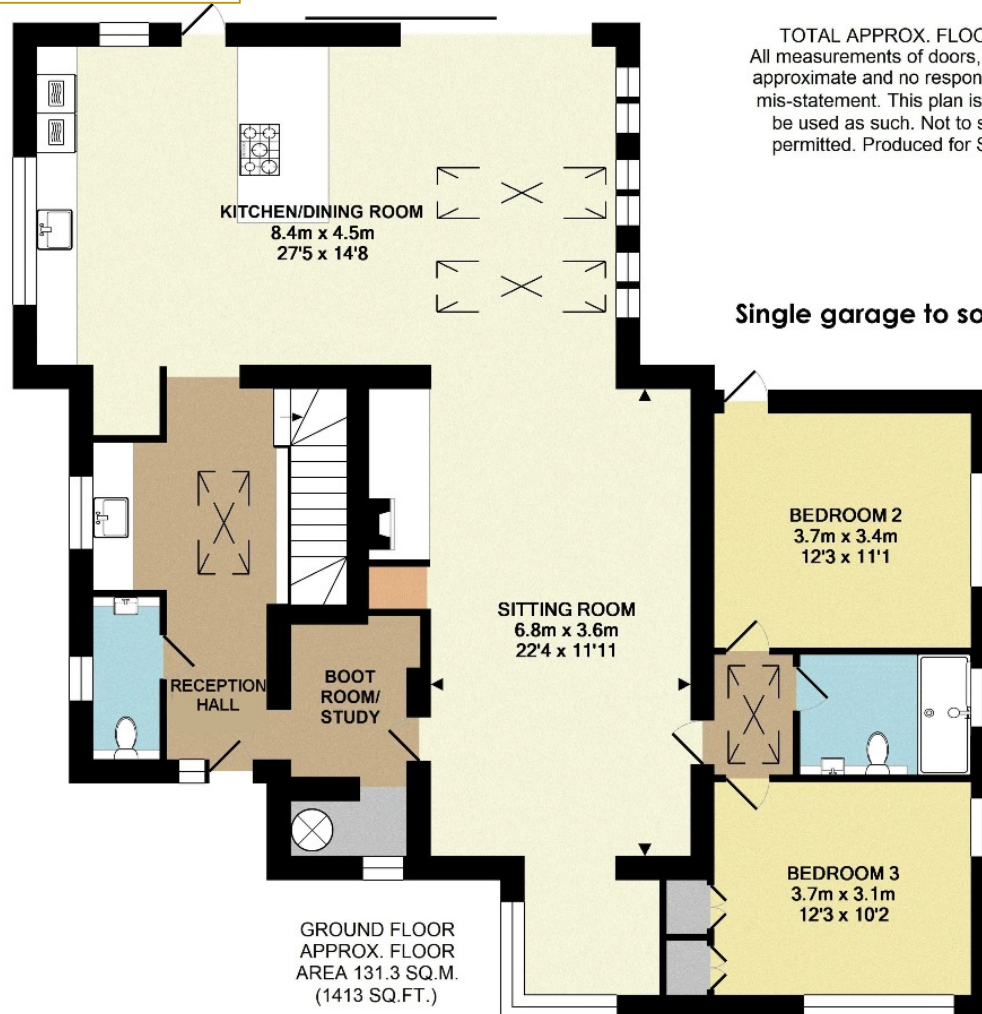
Note 2. There is plenty of space for detached garaging to be constructed in the grounds if required (subject to LAPP), the property will be sold to include a single garage with a parking space in front, located in Kennedy Drive in Pangbourne, further details with the vendors agent Singleton & Daughter.

Special features:

- Wonderful bespoke kitchen/dining room has full height windows on three sides, and sky lanterns above the dining area, flooding this area with natural light, and giving wonderful views over the gardens. The kitchen area has matt finished polished black granite work surfaces, peninsula preparation unit with wine cooler and racks under, fitted Miele units to include; warming drawer, oven, steam oven, microwave combi oven The dining room has an unusually large picture window which slides back fully, not only giving wonderful views of the garden, but gives access in the summer for entertaining
- The use of natural oak throughout, including all doors and window frames
- Sitting room has golden oak flooring, a bay with its pretty box settle, a large alcove with raised polished granite hearth with a Jotul wood burning stove
- Bedroom 1 is very large with triple aspect views over the gardens, a spacious dressing area with bespoke oak steps to the Velux window roof opening unit, leading onto the high-level cedar decked terrace which is decked with a brick retaining wall. There is a very pretty seating area with extensive oak fronted bespoke wardrobes and fitted drawer units and a loft access hatch with fold up steps
- All the bedrooms are doubles, the bathrooms are fitted to very high standards, with a wet room with shower to the ground floor
- The utility area has the same bespoke cupboard and drawers, and granite working surfaces to the kitchen







TOTAL APPROX. FLOOR AREA 187.0 SQ.M. (2012 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. No unauthorised use of this plan permitted. Produced for Singleton and Daughter Estate Agents.

Single garage to so be sold with the property (In Kennedy Drive, Pangbourne)



**OFFICE/
GAMESROOM**
APPROX. FLOOR AREA 16.5 SQ.M.
(177 SQ.FT.)



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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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