

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







Nutshell Cottage is a unique contemporary property, combining the best of modern Special features: 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. 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

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

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.

- 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 bespoke wardrobes and fitted drawer units and a loft access hatch with fold up
- 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



- There are high ceilings throughout
- There is an original very pretty, refurbished, and re-roofed Victorian garden store with light and power
- boarded walls, double glazed windows on 2 sides overlooking the gardens
- The property is accessed by way of high electrically operated timber gates, with Post Code: RG8 7AU access for pedestrians and vehicles into a wide driveway
- Wheelchair access throughout

Summary of accommodation: Reception hall, cloakroom, inner hall with store and Tenure: Freehold utility area, kitchen/dining room, sitting room, boot room/study, 2 ground floor double bedrooms, ground floor shower room, bedroom 1 with dressing area and shower Some material information to note: room. Detached garden office/games room. Single garage (see note 2).

Gardens and grounds: The rear gardens enjoy a southerly and westerly aspect. From Mains water, drainage, gas, and electricity the rear terrace there are far reaching views over the rooftops of Pangbourne to the Water softener, zoned underfloor central heating hills rising in the distance, this is a wonderful seating area for the evening. There is also Driveway parking direct access from the kitchen/dining room to a large sunken terrace for summer. Some library photographs used in the marketing of Nutshell Cottage

The beautifully landscaped rear gardens are large with well-maintained lawns, Accessibility; step free access from the street to the inside of the property and the mature fruit trees, ancient oak trees to the boundary, olive trees beside the high ground floor is wheelchair accessible terrace area, and to one side a fine kitchen garden with raised beds, espalier fruit Gigaclear high speed broadband connected FTTP trees and a substantial hardwood heated greenhouse with power, lighting, and Mobile signal is dependent on provider. Please refer to signalchecker.co.uk water supply.

Gardens & Grounds extending to 0.38 acres / 0.15 hectares.

Local facilities: Pangbourne is a wonderful period village with a fine selection of There are no Tree Preservation Orders award-winning independent shops, a small supermarket, health centre, dentists, Riverview Road Association. £180 annual charge for road and drain maintenance library, hairdressers, riverside pubs, and restaurants. The River Thames runs through the village and has riverside meadows offering wonderful walks, a children's play area, EPC Rating: D tennis courts, football pitches, a bowling club and the Adventure Dolphin centre offers canoeing, kayaking, SUP, and a climbing wall.

There is an excellent sporting complex open to public membership at Bradfield Fixtures and fittings; Only those mentioned in these sales particulars are included in College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, golf, the sale. fitness centre, etc. There are plenty of golf courses nearby and the Royal Berkshire Shooting School is within easy driving distance.

Schools: Pangbourne Primary School and Pangbourne College are within easy walking distance. Bradfield College, St Andrew's Preparatory School, The Oratory School, Downe House, Cranford House and Moulsford Preparatory School are a short drive. There are bus pick up points in Pangbourne for Abingdon Boys and St Helen &

St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick Underfloor heating throughout, coupled with tremendously high levels of School for girls in Reading are easily accessible by a short train journey. Pangbourne Primary School is within walking distance.

Directions: Upon entering Riverview Road. Nutshell Cottage is a short distance down A large detached timber constructed office/games room outbuilding with on the left-hand side with a wide tarmacadam entrance and a sign saying Nutshell Cottage on the right-hand red brick and flint wall, just after Orchard Lodge on the left

What3words: scripted.sleepers.ferried

Singe garage in Kennedy Drive, Pangbourne

The government portal states this is a low-risk postcode for flooding

Property construction is brick, part rendered, under a tiled roof

It is not within a conservation area

It is not a listed building

Local Authority & Tax Band: West Berkshire, Band F.

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk



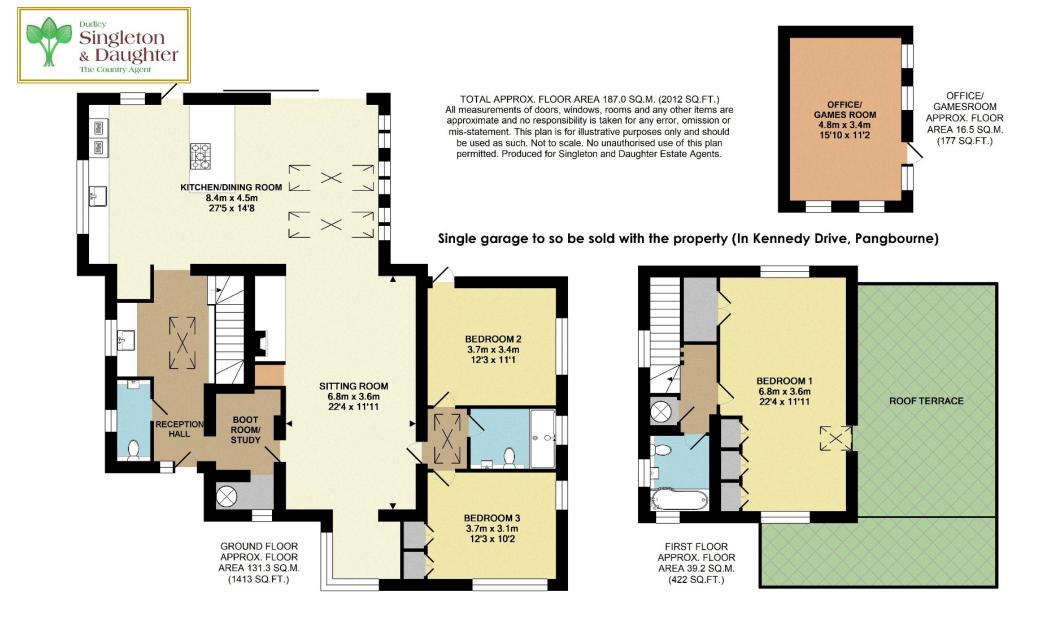












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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN 0118 984 2662