



Low Wood  
Green Lane | Pangbourne | Reading | Berkshire | RG8 7BG



# LOW WOOD



*A rare opportunity to acquire a substantial detached 5 bedroom home set in a half-acre plot, complete with detached, self-contained annexe bungalow, in this sought after village location.*







# STEP INSIDE

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## Accommodation summary

Accessed via a private road off the ever-popular Green Lane and nestled in around half an acre, this property offers a fantastic opportunity to create your dream home. Currently in the main property there are 5 bedrooms, 2 bathrooms, 4 reception rooms, kitchen and utility rooms. There is also a detached 1 bedroom annexe with a living room, utility, kitchen and bedroom.

## Ground Floor

Entering the main house, you'll see that all the rooms are of a really good size and most offer lovely views of the gardens. The 5 bedrooms are on the west side of the property with the living areas on the east side. From the hallway there is a spacious living room, separate dining room, family room, study, kitchen and utility room, plus 2 bathrooms.

There is air conditioning and a generator designed to provide power in the event of a power cut.















# SELLER INSIGHT

“ It was a career move way back in 1976 which brought the owners' parents to purchase this exceptional property located within the charming, bustling, village of Pangbourne. This spacious family home, set on one level, was perfect for all aspects of their busy family life and never once, during their time here, did they consider moving to another property. Set back from this quiet lane and gently tucked away, the house enjoys total privacy, peace and tranquillity and yet it is just a gentle stroll into the centre of the village.

The house was just ten years old when the family moved in, but it has been meticulously maintained throughout the years, and has had at least three new kitchens and bathrooms fitted, whilst its metal window frames have been replaced with those of a quality hard wood. Accommodation is plentiful with well-proportioned individual rooms, one being multi functional and which was very much the family activity room. The kitchen is, of course, the hub of the house and has been a well utilised efficient and practical space. In addition, a separate conservatory was added to enable the owners to enjoy their garden and, also, is where they were successfully able to grow and tend for orchids. An independent, self contained, annexe was added which enabled an elderly family member to reside.

The family loved to entertain and the house with its space, was the venue for many happy occasions throughout its years, whether they be parties for children and their friends, or more sophisticated occasions; everyone was forever welcomed.

The grounds are very private and contain mature trees and shrubs and reflect the love and care given to this peaceful space through the years. It is a delightful area in which to relax with plenty of space for games of cricket and football.

Pangbourne is a truly delightful village on the Berkshire/Oxfordshire border with access to local stunning, undulating, countryside. The village contains a wealth of amenities including independent shops, restaurants and cafes, with many activities taking place to suit all interests, particularly those taking place on the river. There is a wide choice of independent and state schools and colleges close by. The local railway station provides quick and efficient journeys into Paddington, alongside easy access to nearby M4 motorway enabling stress free journeys to all parts of the country.

This is a home which reflects the special family life experienced here and it is now time for another family to enjoy this exceptional home in such a beautiful and convenient location.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











































# STEP OUTSIDE

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Within the grounds there is a completely self-contained one-bedroom bungalow, with living room, bathroom, kitchen and its own utility room and gas boiler. The garden wraps round the main property and contains two brick-built storage areas, greenhouse and a brick-built potting shed with conservatory, workshop, and central heating. This building could have further conversion potential (STPP). The mature garden is predominantly south facing and enjoys a good degree of privacy due to its mature trees and shrubs. To the west side there is a rose garden. The pathways and patios have been laid with Yorkshire stones recovered from Skipton Railway Station. Within the grounds is a detached triple garage with electric doors and an ultra-fast EV charging point.

# LOCATION

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Pangbourne is a picturesque village located on the River Thames. With its beautiful river views, charming architecture, and vibrant community, Pangbourne is a highly desirable place to live. Pangbourne has a variety of shops, restaurants and pubs, from cosy cafes to upscale boutiques and has several highly regarded schools, including Pangbourne College, a prestigious independent boarding and day school. The village also has Pangbourne Primary School, a local primary school that provides education for children aged 4-11 and there are also several nurseries and pre-schools in Pangbourne for younger children. For commuting into Central London, the train from Pangbourne takes just 45 minutes and approx. 1 hr 15 minutes by car. Heathrow Airport is only approx. 45 minutes away.









# INFORMATION

## Services

Utilities: The property is connected to mains water, gas, electricity, and drainage. The water is supplied by the borehole but can be switched over to Thames Water, if required.

Mobile Phone Coverage - 4G and 5G mobile signal appears to be available in the area. We advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed appears to be available in the area. We advise you to check with your provider.

The property is located on a Private Road please contact the agent for further details.

Restrictive Covenants Apply. Contact agent for further information.

## Tenure

Freehold.

## Local Authority

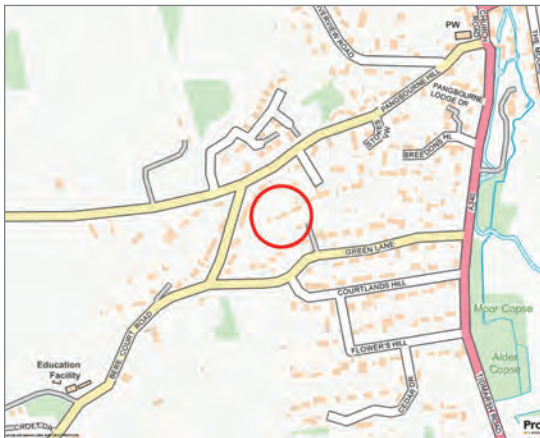
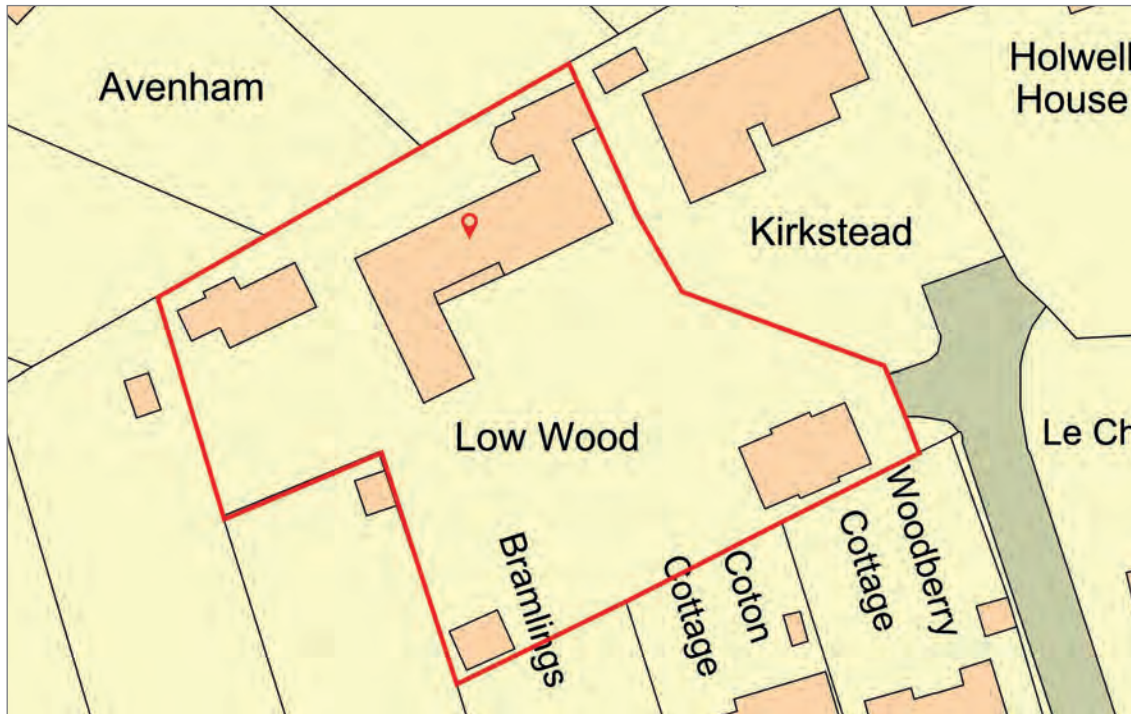
West Berkshire Council Council Tax Band - H

## Viewing Arrangements

Strictly via the vendors sole agent Fine & Country Reading & Twyford Robert Cable - +44 (0) 7732 730 720

## Website

For more information visit Fine & Country Reading & Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>













# FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## ROBERT CABLE

PARTNER AGENT

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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service. I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless.

From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible. Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

THE FINE & COUNTRY  
FOUNDATION

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