



Hazlehurst • Riverview Road • Pangbourne

A fine Edwardian 5-bedroom detached period house, substantially built in a graceful and extravagant period of English architecture. one of the most important period village houses to come to the market in recent years.
Set in extensive gardens and grounds extending to 1.67 acres with hard tennis court (approx.)

3,780 sq ft / 351 m²
(all measurements are approximate)

A few minutes' walk to village shops & train station • Reading 6 miles
• M4 (junc 12) 5 miles • Fast trains to London Paddington (approx. 47 minutes) • Heathrow 45 mins drive

Your attention is drawn to the important notice on page 7





A fine Edwardian 5-bedroom detached period house, substantially built in a graceful and extravagant period of English architecture. The property is shown historically as being over 113 years old, and it is situated in a peaceful and private residential no through road in the centre of the village.

Hazlehurst is one of the most important period village houses to come to the market in recent years. Set in over 1.6 acres of outstanding gardens and grounds, which include a hard tennis court. Owned by the present family for approximately 50 years.

Secluded from the road by a long brick and flint wall with high yew hedges above and wrought iron electric gates. Within easy walking distance of the village shops, schools, pubs, restaurants, health centre, and station, with fast train services to London Paddington, Oxford, and Reading (Elizabeth Line).

Special features:

- Sitting room with large bay windows to front and side, triple aspect, open fireplace, glazed French doors to rear gardens and terrace
- Spacious reception hall, with original oak fireplace surrounded by Delft tiles, fitted with wood burning stove (not currently in use)
- Staircase in original oak, with large oak galleried landing
- Dining room with original fireplace flanked by bench seats, large bay window overlooking the front gardens, presently used as a pool room
- Kitchen is fully fitted with Fisher & Paykel double oven, induction hob, window overlooking rear garden

- Breakfast room with oil fired AGA, and extractor with beaten copper hood, plumbing for dishwasher, and walk-in cold pantry
- Utility room with sink, plumbing for washing machine & tumble dryer, quarry tiled flooring
- Snug with original fireplace
- Rear lobby with twin French glazed doors to rear garden
- Principal bedroom has French doors opening onto a large covered balcony overlooking the rear gardens, double aspect windows, with fitted wardrobes, ensuite with shower and antique style bath on gilt ball and claw feet, Victorian style BC Sanitan fittings
- Second bedroom currently used as a dressing room

Summary of accommodation: Reception hall, drawing room, sitting room, snug, kitchen, breakfast room, utility room, cloakroom, 5 bedrooms, family bathroom, two ensuite bathrooms. Double detached garage, attached to a brick built large outbuilding.

Gardens: The gardens of Hazlehurst are splendid. Loved by its recent owner and looking for a new owner who will love it as much.

Wrought iron gates secure access to a brick-laid driveway and forecourt, large double garage building with electric over and over twin doors. Large outbuilding adjacent to the garage, currently used as a wine store and deep freezer store, 21ft lean to greenhouse in excellent order.

Well-maintained lawns leading off the main drive, probably used as croquet lawns, and to the side is a stone paved seating area, with a yew archway to the rear garden.



Further large well-maintained lawns to the rear. Hard tennis court with high fencing, brick pavilion and seating area overlooking. York flagstone terrace running almost the width of the rear of the property, with access to drawing room, rear lobby, kitchen, and breakfast room. Electric awning covering the summer dining area.

Loggia, pretty ornamental fishpond, steps to further seating area with twin brick-built summer houses. Modern timber summer house with light and power, fully boarded.

Gardens & Grounds extending to 1.67 acres (approx.)

Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, a small supermarket, health centre, dentists, 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, 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 College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, golf, 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 Moulsoford 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 School for girls in Reading are easily accessible by a short train journey.

Directions: With St James the Less Church on your right, a short distance along turn first right into Riverview Road. Orchard Lodge is a short distance along on the left-hand side.

Post Code: RG8 7AU What3words: pave.outdone.kite

Tenure: Freehold

Some material information to note:

Oil fired boiler (recently fitted) for central heating & hot water

Mains electricity, water, and drainage

Water softener

Driveway parking for a number of cars and large double detached garage

Accessibility; there is step free access through the kitchen to the inside of the property

BT broadband FTTC

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Property construction is brick under a tile roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Riverview Road Association. £180 (tbc) annual charge for road and drain maintenance

EPC Rating: F

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

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

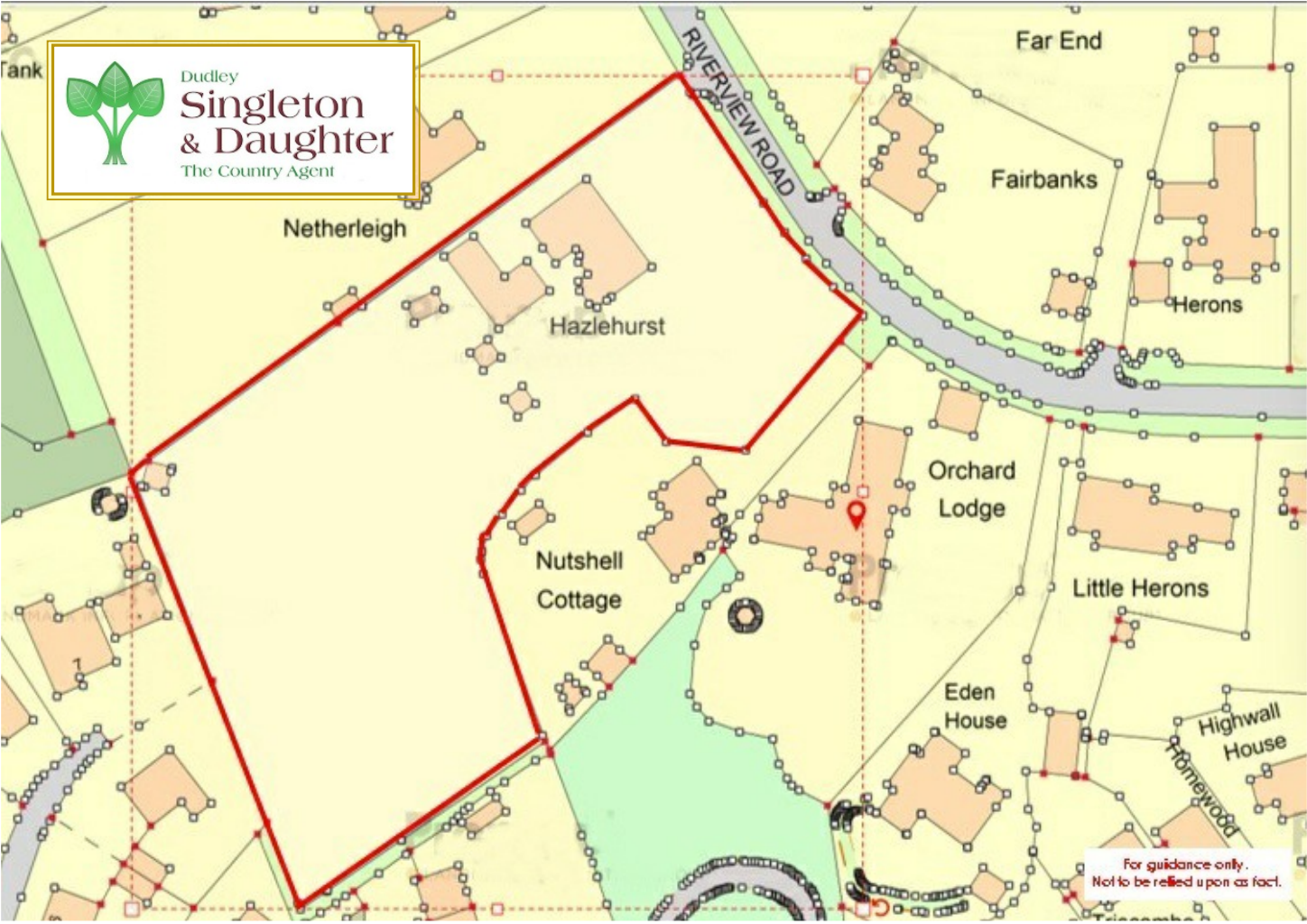
Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

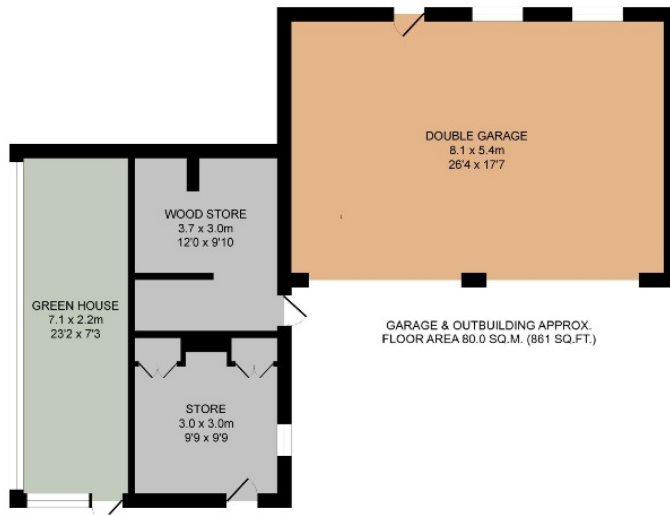
0118 984 2662 info@singletonanddaughter.co.uk

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

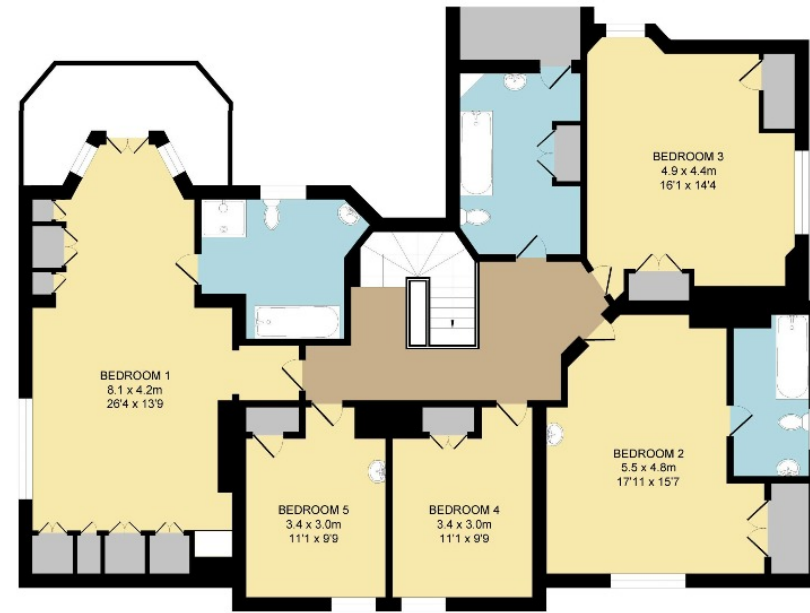


Dudley
**Singleton
& Daughter**
The Country Agent





TOTAL APPROX. FLOOR AREA 405 SQ.M. (4359 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



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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