



1 Lyle House Maidenhatch Pangbourne, RG8 8HL

Guide price £270,000 Leasehold



VP - Set within the highly desirable and historic Maidenhatch development. Offering generous accommodation and ample parking, the property combines charm and practicality in a sought-after setting, with pleasant views to enjoy.

Forming part of this historic and picturesque country estate, this is a rare opportunity to acquire a spacious one bedroom ground floor apartment, rich in character and enjoying a pleasant outlook over the beautifully maintained communal grounds.

Maidenhatch Estate was originally constructed in 1895 by architect W. Ravenscroft for the Lyle family. This listed building now forms an exclusive community of around twenty residences, set within approximately 1.7 acres, offering a peaceful and secluded setting while remaining just 2 miles from Pangbourne village and its mainline station.

This attractive ground floor apartment features a welcoming hallway providing access to all principal rooms, along with useful built in storage and loft access. The property offers a spacious living area with a charming period fireplace, a well proportioned kitchen/breakfast room, and a generous double bedroom. The bathroom is neatly appointed and complemented by practical fittings.

The Maidenhatch estate is set within beautifully maintained communal grounds of approximately 1.7 acres, including a charming orchard that provides a haven for wildlife and a real sense of peace and tranquillity. The property also benefits from access to a small private garden, enjoying a pleasant outlook over the orchard an ideal spot for summer BBQs and outdoor dining.

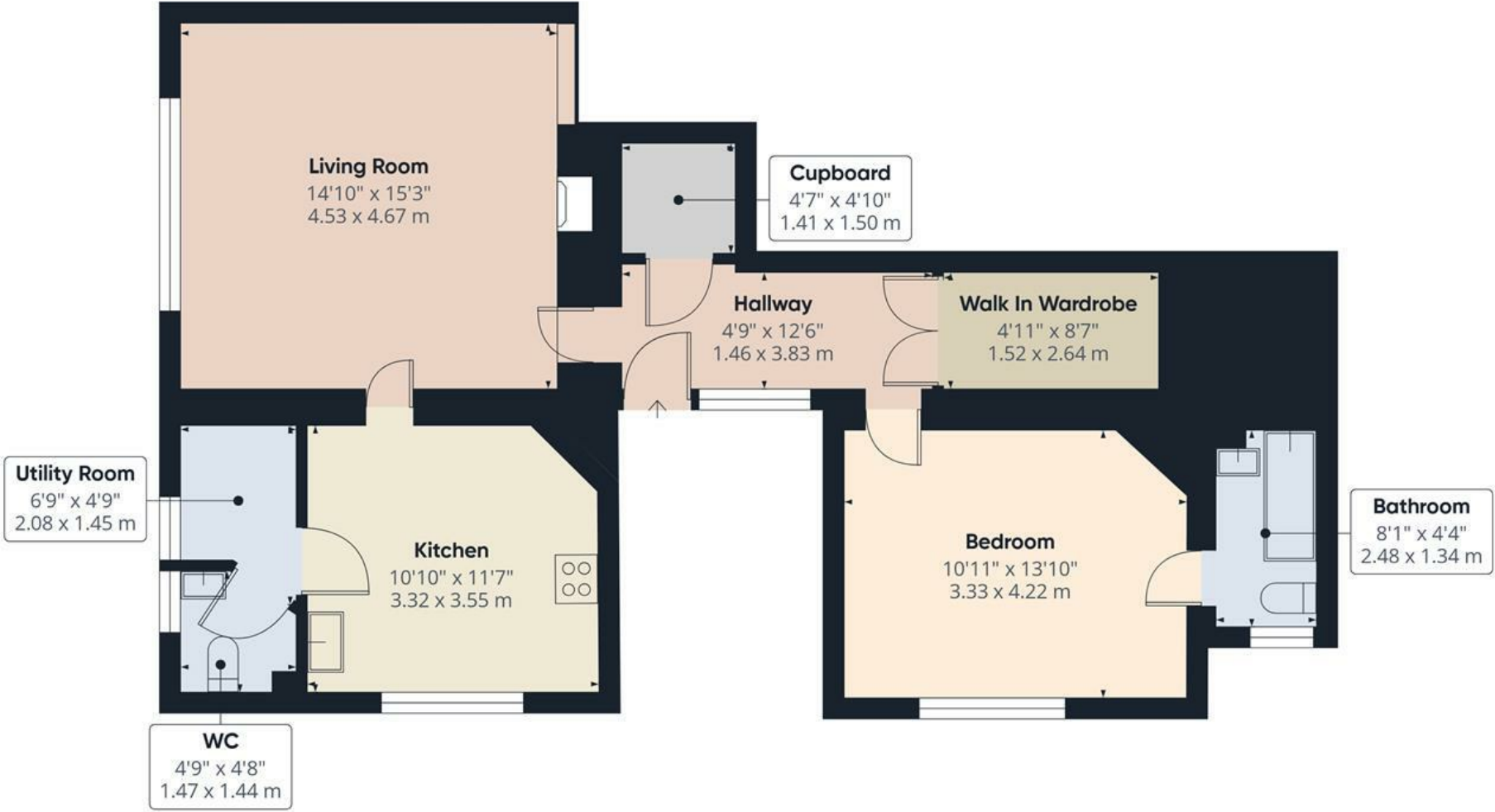
Council tax band - C
Ground rent - £288 p/a
Lease remaining - Circa 950 years
Service charge - £1378.75

- 360 VIRTUAL TOUR
- PARKING
- LONG LEASE REMAINING
- COMMUNAL GARDENS
- EXCELLENT CONDITION
- PERIOD FEATURES
- LOFT STORAGE ACCESS (BOARDED WITH LADDER)

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Approximate total area^m
723 ft²
67.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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