



7 CROFT DRIVE
PANGBOURNE RG8



QUIETLY CONNECTED

There is a particular kind of home that becomes more valuable with time, not because fashions change around it, but because it quietly solves problems that many buyers still find themselves trying to balance.

Space without isolation.

Privacy without remoteness.

A genuine village community without giving up the convenience of a London commute.

Beyond electric gates and a tree-lined approach, 7 Croft Drive is one of just eight homes occupying a remarkably peaceful position on the edge of Pangbourne.

Mature trees surround the development, fields begin only moments away, and yet the village centre and station remain comfortably within walking distance. It is a setting that changes the rhythm of everyday life almost imperceptibly. Mornings begin with birdsong rather than traffic, evening walks start directly from the front door, and returning home always feels like leaving the day behind.

Built by Bewley Homes in 2015 and now offered for sale for the first time, the house has been cherished by the same family throughout. They were drawn here by the balance it offered then, and after more than a decade, it remains the quality they speak about first.



BUILT TO LAST LONGER THAN FASHION

*Many contemporary houses are
designed around first impressions.*

*This one has proved something
rather more enduring.*

Its architecture is quietly restrained, favouring proportion, generous natural light and carefully considered spaces over unnecessary drama. Eleven years after it was built, it feels every bit as relevant as it did when the owners first collected the keys.

Recent redecoration has subtly refreshed the interiors without losing their calm character, while underfloor heating across the ground floor, an air source heat pump and an electric vehicle charging point demonstrate that practical decisions were considered just as carefully as aesthetic ones.

Importantly, the design also allows for change. Subject to the appropriate permissions, there remains scope to enlarge the accommodation, enabling the house to evolve alongside the lives of those who live here rather than asking them to move on too soon.

Good houses don't simply accommodate life as it is today. They leave room for tomorrow.





A HOUSE THAT LIVES NATURALLY

Some homes are organised around occasions.

Others are organised around everyday life.

At Croft Drive, it is immediately obvious which mattered most.

The kitchen and dining room forms the natural centre of the house, where breakfasts gradually become weekends, conversations continue while meals are prepared, and children drift in and out between the garden and the table. It is the room the owners return to when asked about their favourite memories: afternoons baking together, friends gathered for supper, doors thrown open as summer moves effortlessly from house to garden.

The sitting room offers a quieter counterpoint. Anchored by its stone fireplace and log-burning stove, it becomes an altogether

different space during winter months, while large glazed doors ensure the garden remains part of the room throughout the year. Although both principal reception rooms face the shared drive, mature planting creates an unexpected sense of seclusion. You remain aware of belonging to a small community without ever feeling overlooked.

A further reception room currently serves as a playroom, although its generous bay window makes it equally suited to a study, library or second sitting room. That flexibility reflects the wider intelligence of the house. Rooms have not been assigned rigid purposes but are capable of adapting as family life changes.

It is this absence of compromise that quietly distinguishes the property. Nothing feels excessive, yet nothing feels lacking.



LOOKING OUTWARDS

The most peaceful room in the house may well be the principal bedroom.

Its windows frame mature trees rather than neighbouring houses, creating an outlook that changes gently with the seasons. The owners speak of watching new leaves emerge each spring before giving way to the dense greens of summer and the colours of autumn. It is a small daily ritual, but one that captures the relationship between the house and its setting.

Three further bedrooms provide generous accommodation for family, guests or home working, served by a spacious family bathroom, while the principal suite enjoys its own en-suite shower room.

Throughout the first floor, the same qualities continue: light, proportion and an atmosphere that encourages rest rather than distraction.







LIVING OUTSIDE

The relationship between the house and its surroundings is one of its greatest strengths.

Facing south, the garden enjoys sunlight throughout the day and has matured beautifully over the past eleven years. Broad lawns provide room for children to play, while carefully cultivated borders introduce colour that shifts gently through the seasons. The terrace immediately beyond the kitchen and sitting room naturally becomes another living space in summer, whether hosting friends for long lunches or simply sitting quietly with a morning coffee.

A garden shed supports practical storage, while beyond

the private boundaries residents share access to an area of communal parkland, reinforcing the generosity of space that characterises this small enclave.

Beyond the gates, Pangbourne offers one of the Thames Valley's most rewarding village lifestyles. Independent shops, cafés and riverside restaurants sit alongside excellent schools and direct rail services to Reading and London Paddington. Walks through open countryside begin almost immediately, while the Thames, the Chiltern Hills and surrounding villages ensure weekends rarely require planning.

It is no coincidence that so few residents have chosen to leave.



THE MEASURE OF A GOOD HOME

The owners are moving because they need more space.

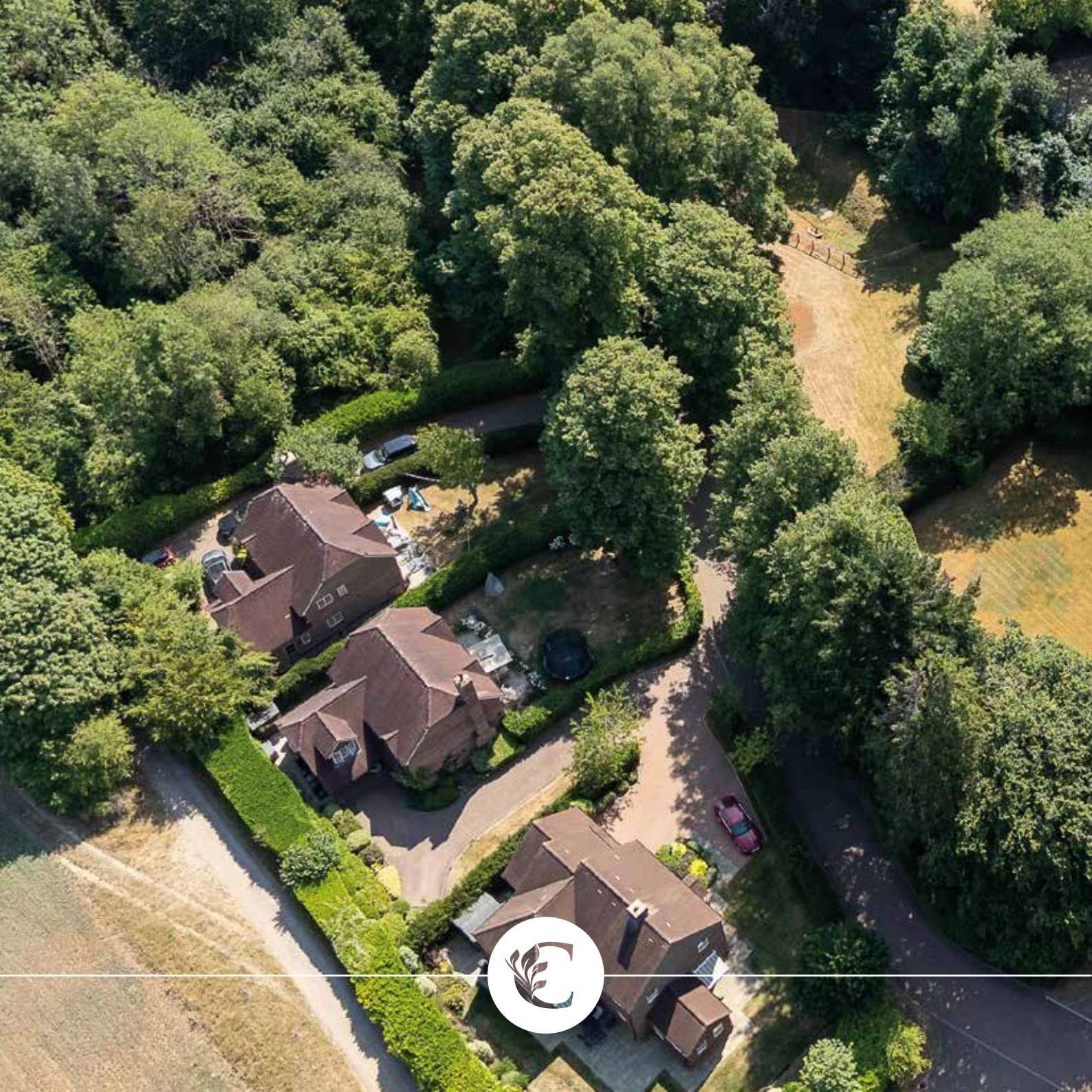
They are not leaving because they want a different way of living.

That distinction perhaps says more about 7 Croft Drive than any list of features could.

It is a house that has quietly delivered exactly what it promised for more than a decade: somewhere peaceful without feeling isolated, contemporary without feeling transient, and connected without ever surrendering its sense of calm.

For its next owners, that same balance will almost certainly become the reason they stay.





THE SETTING

Standing on the banks of the River Thames where it meets the River Pang, Pangbourne has long been regarded as one of the Thames Valley's most desirable villages. Its appeal lies not simply in its handsome High Street or riverside setting, but in the ease with which it balances village character with exceptional connectivity.

Independent cafés, boutiques, delicatessens and traditional pubs create a thriving centre that remains genuinely useful for everyday life rather than simply picturesque. The recently refurbished Swan Hotel sits beside the river, while nearby Streatley, reached on foot across Brunel's elegant bridge, extends the choice of waterside restaurants, walks and open countryside.

For those who enjoy spending time outdoors, the surrounding landscape is equally compelling. The Thames Path, the Chiltern Hills National

Landscape and miles of footpaths through woodland and rolling farmland offer opportunities for walking, cycling and exploring throughout the seasons.

Families are particularly well served by the area's exceptional educational provision, with Pangbourne College, Bradfield College, Moultsford Prep, Cranford House and a number of highly regarded state schools all within easy reach.

Despite its peaceful setting, Pangbourne remains exceptionally well connected. Direct rail services reach Reading in around ten minutes and London Paddington in under an hour, while the Elizabeth Line extends fast connections across the capital. The M4 and A34 are also conveniently close, placing Oxford, Heathrow and the wider South East comfortably within reach.



WHERE TO GO WHEN YOU NEED:



Your morning coffee

The village centre offers a choice of independent cafés, or pick up a fresh coffee while browsing Cobbs Farm Shop.



Fresh bread & everyday essentials

Pangbourne's independent shops cater for daily essentials, with Cobbs Farm Shop providing artisan bread, local produce and seasonal treats.



A weekly food shop

Waitrose in Tilehurst and Sainsbury's at Calcot are both around ten minutes away.



A relaxed lunch or riverside drink

The Swan, Pangbourne is a favourite for riverside dining, while Coppa Club Streatley offers a wonderful terrace overlooking the Thames.



A traditional country pub

Favourites include The Royal Oak in Yattendon, with its Michelin-rated seasonal food, cosy atmosphere and roaring log fires, and The Greyhound at Tidmarsh, known for its relaxed dining and garden overlooking the village green. Both are just a short drive away and popular with locals.



An afternoon walk

Explore the Thames Path, the Chiltern Hills National Landscape or one of the many footpaths weaving through fields, woodland and rolling farmland directly from the village.



Keeping active

From paddleboarding and kayaking on the Thames to cycling, running and walking in the surrounding countryside, outdoor pursuits are part of everyday life here.



A sense of community

Pangbourne has a thriving village community with sports clubs, societies, community groups and regular local events throughout the year.



Outstanding schooling

Within easy reach are Pangbourne College, Bradfield College, Cranford House, Moultsford Prep and highly regarded state schools including Basildon C of E Primary School.



When London calls

Pangbourne station offers direct services to Reading and London Paddington, while the nearby M4 and A34 provide straightforward access to Oxford, Heathrow and the wider South East.



The Finer Details...

Local Authority: West Berkshire Council
www.westberks.gov.uk

Council Tax Band: G

EPC: C

Heating Source: Air source heat pump

Services: Mains electricity and drainage

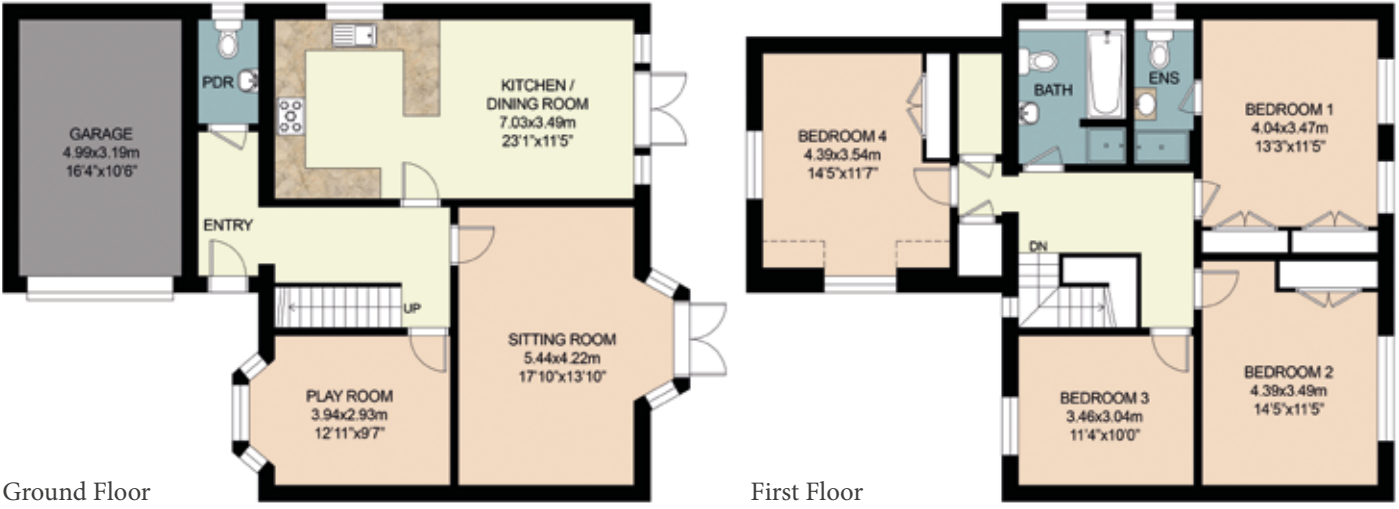
Broadband: Gigaclear

Distances:

- Pangbourne Station: 0.8 miles
15-minute walk
- Reading: 6 miles
15 minutes by train
- London Paddington:
from 44 minutes
- Central London:
approximately 1 hour 20 minutes
- Heathrow Airport:
approximately 45–50 minutes by car
- Oxford:
approximately 40 minutes by car



Approx. Area	1698 sq.ft / 157.7 sq.m
Limited Use Area(s)	12 sq.ft / 1.1 sq.m
Garage	171 sq.ft / 15.8 sq.m
Total Floor Area	1881 sq.ft / 174.6 sq.m



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