



2 SHEFFIELD CLOSE

PANGBOURNE ON THAMES ♦ BERKSHIRE ♦ RG8 7GD



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8 Minute Walk To Village ♦ Pangbourne Station 10 minute walk
(London Paddington within 45 minutes) ♦ Reading Station (London
Paddington 27 minutes) ♦ M4 (Junction 12) - 5 miles ♦ Henley on
Thames - 13 miles ♦ Oxford - 23 miles
(Distances and times approximate)

Situated in a prime, elevated position on this quiet residential cul-de-sac with stunning views back across Pangbourne, yet just a short walk into the village and its excellent amenities, artisan shops and railway station.

An exquisite, award-winning detached house offering generously proportioned accommodation, including three reception rooms, five bedrooms, four bathrooms and enjoying a wonderful outlook across the Berkshire Downs together with a stunning garden with outdoor kitchen and separate pergola, perfect for enjoying al fresco living.

- ♦ Entrance Hall
- ♦ Study
- ♦ Sitting Room with Gas Flame Fire
- ♦ Kitchen / Dining Room
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Coat Cupboard
- ♦ Understairs Cupboard
- ♦ Double Garage with Butler's Kitchen plus Driveway for Four/Five Cars
- ♦ Private rear South/South West facing garden with Outdoor Kitchen and Garden Room
- ♦ Front Garden laid to lawn
- ♦ Landing
- ♦ Master Bedroom with Dressing Room and Ensuite Bathroom plus Private Terrace
- ♦ Four further Double Bedrooms, two with Ensuite Bathrooms
- ♦ Family Bathroom
- ♦ Double Airing Cupboard
- ♦ Full height Cupboard
- ♦ In All Extending To Approximately 3,789 sq. ft
- ♦ Quintessential riverside village with extensive amenities
- ♦ Highly regarded schools and mainline station to London Paddington in 47 minutes
- ♦ NHBC 10 year warranty (until 2029)



SITUATION

The village of Pangbourne is located on the river Thames just to the west of Reading. The surrounding countryside of the Berkshire Downs and Chiltern Hills is designated an "Area of Outstanding Natural Beauty".

There is a mainline railway station providing fast commuter services to Reading (8 minutes) and from here, on to London Paddington (25 minutes).

Pangbourne has an excellent range of local amenities, artisan shops and facilities, including a Post Office with hardware store, award-winning butcher's, specialist cheese shop, artisan bakery, Italian deli, library, medical practice, dentist, together with traditional inns, restaurants and hotels. Pangbourne Meadow for walking, boating and leisure purposes is home to the Dolphin centre and a family friendly tennis club which won the LTA 2024 National Club of the Year Award.

The area is also extremely well served by an excellent range of state and private schooling which includes Pangbourne and Whitchurch village primary schools plus Pangbourne College, St. Andrew's Preparatory School, Bradfield College, Brockhurst & Marlston House, Cranford House, Moultsford, The Oratory Preparatory & The Oratory School.

Crossrail (Elizabeth Line) services run frequently from Reading and connect the city to Heathrow airport in west London and across London as far as Abbey Wood in south London and Shenfield in Essex.

Sheffield Close is a 4 minute walk to the bottom of Pangbourne Hill, via a footpath.

PROPERTY DESCRIPTION

Built in 2019, 2 Sheffield Close is a stunning, luxury property, finished to an extremely high standard and offers generously proportioned rooms within a sought after location.

DETAILED SPECIFICATION:

- ◆ Zoned underfloor heating to ground and first floor from a new gas boiler located in the garage
- ◆ Air-conditioning throughout house, including the garage, which heats and cools
- ◆ Centralised audio visual system remotely controlled throughout
- ◆ Fully alarmed & fire detection system
- ◆ Fibre optic broadband, including to garden
- ◆ Hand painted Charles Yorke kitchen with quartz stone worktops and instant boil tap
- ◆ Villeroy & Boch sanitary-ware with Vado chrome fittings
- ◆ Heated chrome towel radiators in all bathrooms
- ◆ Electric heating mat to top floor ensuite plus radiators in bedroom and landing
- ◆ Water softener
- ◆ Electric car charging point
- ◆ Electrically operated garage door with manual release button
- ◆ Seeglass fully glazed room incorporating outdoor kitchen
- ◆ Brutor garden room with remote controlled sun roof and lighting
- ◆ Weinor electric awning with heat and lights over main terrace area
- ◆ External sockets
- ◆ External taps

Entrance is into a grand hallway with oak effect flooring running through into the cloakroom. In the hallway is a coats cupboard and there is also storage under stairs. The family room/study sits at the front of the house and has a bay window. Opposite is the integral door into the double garage which has an electrically operated roller door and also incorporates a butler's kitchen. The sitting room looks across the garden and has French doors allowing for direct access. There is a fireplace with real flame gas fire. The kitchen incorporates a dining area and is naturally luminous with large windows and French doors taking you directly onto the terrace providing a wonderful connection to the outside. The kitchen is beautifully fitted with integrated appliances including a Rangemaster dual fuel cooker, fridge freezer, dishwasher and wine fridge. There is a large island which has a double farmhouse sink and Insinkerator waste disposal unit plus in-built cupboards and bar style seating area. The adjacent



utility room has its own sink and space for washing machine and tumble dryer plus another entrance to the outside. A wide staircase leads up to the generous landing area. On the landing is a double airing cupboard and separate full height storage cupboard. The main bedroom is a large suite to the rear of the house, incorporating a dressing room and ensuite bathroom with walk-in shower and stand-alone bath. French doors take you out onto a terrace with breathtaking views across the adjoining countryside and down towards Pangbourne, perfect to sit out and enjoy evening sunsets. There is a second bedroom with ensuite and built-in wardrobe, then two further double bedrooms and a separate large family bathroom. The staircase continues up to the second floor where there is an open landing area, before entering bedroom five with its ensuite shower room and built-in wardrobe. There is further storage plus a media cupboard.



OUTSIDE

The property has a large driveway accommodating up to 4/5 cars, as well as the double garage. There are gates either side of the house leading to the rear garden. The right hand gate opens out to a wide pathway which has the bin store and a clothes drying area. On the other side of the house is a large shed. Transformed by the current owners, the gardens compliment the property perfectly, encapsulating outdoor living to the highest of standards. A large terrace at the back of the house offers a wonderful dining and entertaining area and there is an awning which extends over the terrace with heat and lights, thus allowing the outside to be enjoyed in most weathers. In addition there is an outdoor kitchen, with double oven BBQ, hob and fridge plus space for a pizza oven. The gardens have LED lighting running through the walls which can change colour to suit the ambience. Planted borders with shrubs and plants run around the perimeter and then at the back of the garden is a glazed garden room with sliding glass panels, remote controlled sun roof and lighting. All this surrounds a beautifully manicured lawn.



2 Sheffield Close, Pangbourne, Reading, RG8 7GD

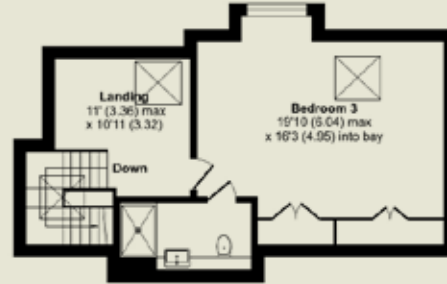
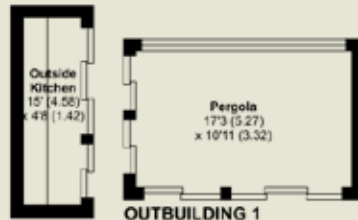
Approximate Area = 3182 sq ft / 295.6 sq m

Garage = 349 sq ft / 32.4 sq m

Outbuilding = 258 sq ft / 23.9 sq m

Total = 3789 sq ft / 351.9 sq m

For identification only - Not to scale





GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired boiler located in the garage.

Council Tax: H

Energy Performance Rating: B / 81

Postcode: RG8 7GD

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

On entering Pangbourne go straight over the mini roundabout and turn right into Pangbourne Hill. Carry on up the hill for approximately 200 metres and then right onto Sheffield Close.

Follow the road round to the right, then right again, then first left and 2 will be found on your left hand side.

what3words:

///stopwatch.bookcases.lifeboats

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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