



Orchard Lodge • Riverview Road • Pangbourne

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An impressive 7-bedroom 6 bathroom detached Victorian house, set in 1.2 acres of peaceful gardens. Situated on high ground, in one of the most exclusive and highest value residential roads within the centre of the village.

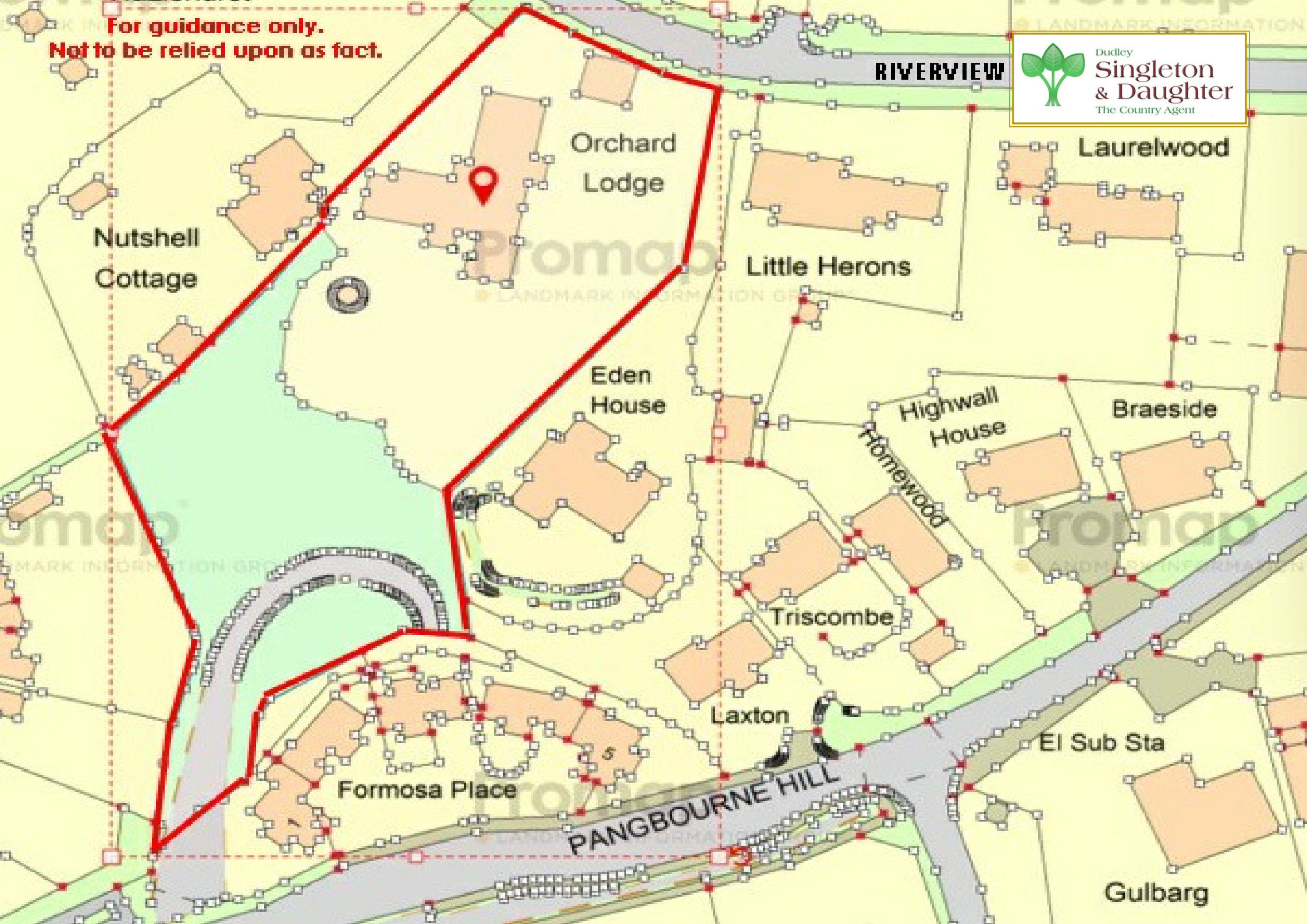
5,861 sq ft / 545 m²
Outbuildings 307 sq ft/29 m²
Gardens and Grounds – 1.2 acres (approx)
(all measurements are approximate)

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
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7



For guidance only.
Not to be relied upon as fact.



The property has had some later additions, yet has retained many of the original Victorian features with high ceilings, wonderful fireplaces, leaded light panels, and fine oak joinery throughout.

The potential for reconfiguration and alteration to the interior is enormous, for instance the games room which is approx. 30' x 25' might become two large bedrooms, therefore creating 5 bedrooms to the first floor. The internal accommodation could easily be used to accommodate two family occupation if required.

Within easy walking distance of the village shops, pubs, restaurants, health centre, and station, with fast train services to London Paddington, Oxford, and Reading (Elizabeth Line).

Special features:

- Very large, peaceful, south facing elevated rear garden, with views across the Thames valley to the wooded hills beyond
- This is not a listed building
- Main entrance with its grand double oak period entrance doors, large paneled reception hall with galleried landing
- The very large games room has leaded light paneled entrance doors, half paneled walls, an oak and cypress carved fireplace with tiles and brass hood and fender, currently fitted with a gas fire
- Drawing room with triple aspect windows, impressive fireplace fitted with gas fire, and French doors opening onto the rear garden terrace



- Sitting room has a magnificent cast iron fireplace with granite hearth, currently an open fire, with French doors to the rear garden
- Annexe has its own driveway with electric gate, parking, and access door, allowing independent living from the main house
- Annexe has 3 bedrooms, kitchen, sitting room with French doors to the front garden
- Most of the bathrooms have been replaced of recent years with good quality sanitary fittings in the Victorian style, roll top baths on ball and claw feet with polished granite surrounds to the washbasins, modern good quality showers
- Cellars to the rear of the property, with two separate doors giving access
- Set back from the quiet private road, with high brick walls giving privacy and security

Summary of accommodation:

Ground floor; Reception hall, dining room, sitting room, drawing room, kitchen, breakfast room, utility, study, 3 ground floor bedrooms, 2 with ensuite bathrooms, cloakroom, bathroom, annexe kitchen, annexe sitting room, annexe bedroom with ensuite shower.

First floor; 3 bedrooms, family bathroom, one ensuite bathroom, games room, studio

Lower ground floor; 2 cellars.

Brick built outbuilding.

Double detached garage.



Gardens: Driveway to the main house is block paved, with gates to the front garden which is very private. Lilly pond with fountain, mature trees, and shrubberies. Brick walls to the quiet road gives privacy and security.

Very large and peaceful south facing rear garden is mainly laid to lawn, with an impressive 3 tier circular fountain, mature trees, specimen trees, shrubberies, vegetable garden, greenhouse, and fruit cages. Terrace accessed from the sitting room, breakfast room and drawing room. Summer gazebo with thatched roof. Brick built out buildings. Timber garden store.

Gardens & Grounds extending to 1.2 acre (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, turn first right into Riverview Road. Orchard Lodge is a short distance along on the left-hand side.

Post Code: RG8 7AU

What3words: Pursue.liberty.moods

Tenure: Freehold

Some material information to note:

Gas central heating. Boiler in cellar. Mains electricity, gas, water, and drainage 2 driveways with parking for 10 cars and a detached double garage Accessibility; there is not step free access from the street to the inside of the property Sky broadband

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 clay tile roof

It is not within a conservation area and it is not a listed building

There are no Tree Preservation Orders

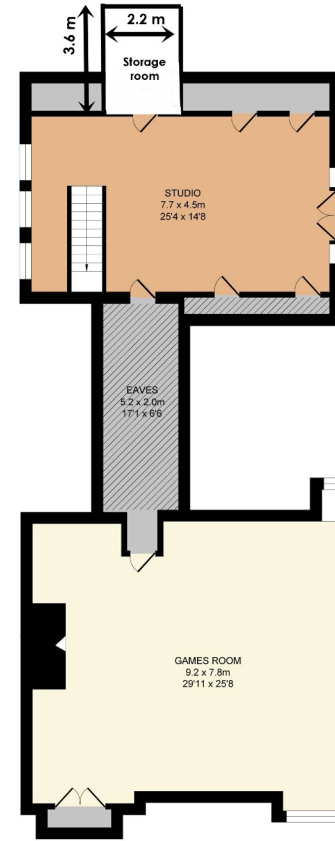
The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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



Dudley
**Singleton
& Daughter**
The Country Agent





TOTAL APPROX. FLOOR AREA 545 SQ.M. / 5861 SQ.FT.
 (EXC. OUTBUILDING 29 SQ.M. / 307 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

EPC Rating: D

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

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



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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