



# 8 WATERSIDE HOUSE

PANGBOURNE ON THAMES ♦ BERKSHIRE

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# 8 WATERSIDE HOUSE

PANGBOURNE ON THAMES ♦ BERKSHIRE

Central Reading - 5 miles ♦ M4/J12 at Theale - 5 miles ♦

Goring on Thames - 5 miles ♦ Henley on Thames - 13 miles ♦

Newbury - 12 miles ♦ Oxford - 23 miles (Distances approximate)

Occupying an exclusive Riverside location with communal direct river frontage and ideally placed within easy walking distance of the central High Street, shops, restaurants and amenities and for the mainline station providing access to London Paddington in under an hour. A 2 bedroom top floor apartment with outside balcony.

♦ Communal Reception hall with lift and staircase leading to first and second floors

♦ Entrance Hall

♦ Sitting/Dining Room with French doors onto Balcony

♦ Fitted Kitchen with Integrated appliances

♦ Two Double Bedrooms

♦ Bathroom with bath and overhead shower

♦ Allocated Parking for 1 car, plus visitor parking

♦ Communal River Garden



## SITUATION

The bustling village of Pangbourne on Thames lies on a bend of the River where the River Pang joins, and is connected by an historic Toll Bridge to the village of Whitchurch-on-Thames opposite in Oxfordshire which nestles under the Chilterns Escarpment. The surrounding countryside of the Berkshire Downlands and Chiltern Hills is designated an 'Area of Outstanding Natural Beauty'. The stretch of River from Pangbourne upstream to Streatley, is forever associated with Kenneth Graham and his book 'The Wind in the Willows' which he wrote when living in the village.

An area of riverside land just to the east of the Toll Bridge was purchased by the Parish in the 1930s and an additional portion was later acquired by the National Trust and now all of this area is controlled by the Parish Council and available for the Public to use for fishing, boating and leisure purposes.

Pangbourne is well served by a wide variety of shops and amenities including a Co-op supermarket, WH Smith, Library, Dentist, modern Health Centre together with traditional Inns, Restaurants and Hotels including The Elephant. Importantly there a mainline station providing fast commuter services to Reading (8 minutes) and up to Paddington (25 minutes).



In addition to having well revered local state primary and secondary schooling, including a primary school within Pangbourne itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

### PROPERTY DESCRIPTION

8 Waterside House forms part of an exclusive small development of only 9 apartments. The communal entrance door leads into a reception hall with staircase and lift access. The front door opens into the entrance hall, giving access to all rooms. Open plan sitting/dining room incorporates the kitchen and is a lovely light space with French doors leading to the outside balcony. There are two double bedrooms and a bathroom. The bathroom has a bath and overhead shower.

### OUTSIDE

Waterside House is located at the end of the private road and you naturally enter the communal parking area. At the front of the building overlooking the River Thames is the communal riverside garden with benches.

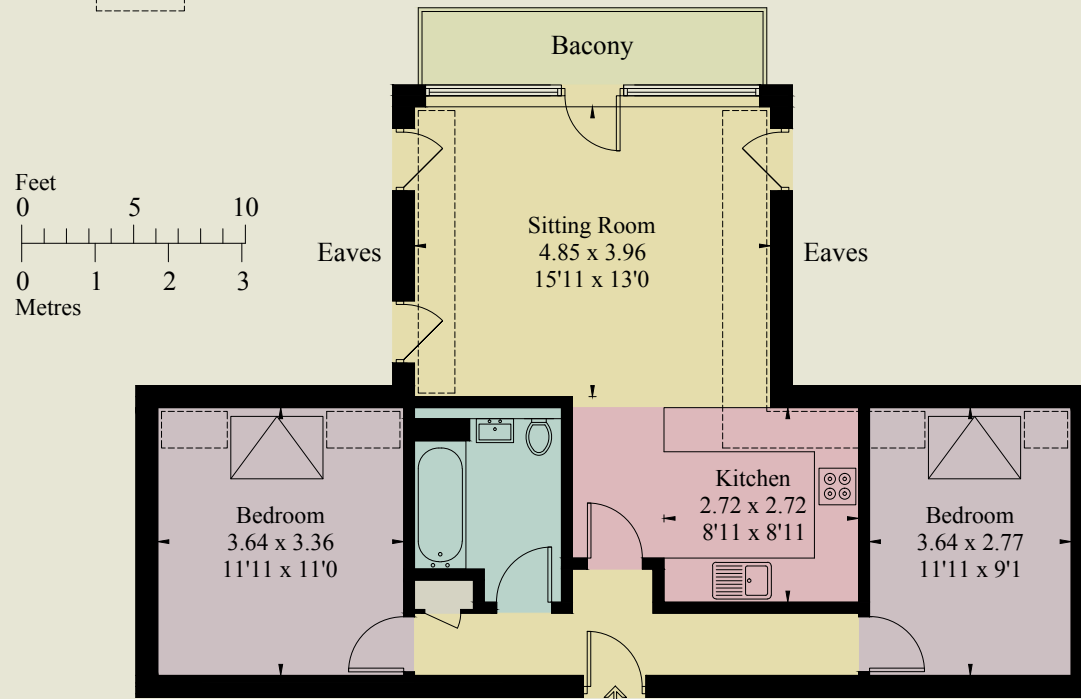


# Flat 8, Waterside House, The Wharf, Pangbourne, Reading, RG8 7DS

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft



= Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2018 0203 9056099 Ref: 214000

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## GENERAL INFORMATION

**Services:** Mains electric, drainage and water are connected to the property.

**Council Tax:** E

**Energy Performance Rating:** E

**Postcode:** RG8 7DS

**Local Authority:** West Berkshire District Council

Telephone: 01635 42400

Freehold held by Waterside House Ltd, with each owner holding an equal share.

125 year lease granted in 1995, with 96 years remaining.

The service charge year runs from 1 April - 31 March. The charges for 2026-27 are £3,099.86.

This includes maintenance of internal and external common parts including lift maintenance, gardening, decorating, cleaning and buildings insurance.

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From Goring head to Pangbourne, just past the Swan pub look out for a turning on the left just before the MOT garage, go down the lane and Waterside House is the building ahead of you.

## 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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