



15 St James Close • Pangbourne • Berkshire

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A very pretty, unusually spacious, 5-bedroom detached family house, with a very attractive interior, and in excellent order throughout.

Set on high ground, in the heart of the village, with far-reaching views to the front across the rooftops of Pangbourne to the wooded hills in the distance.

1,776 sq ft / 165 m²
(all measurements are approximate)

2 minutes' walk to shops & train station • Fast trains to London Paddington (47 minutes) • Reading 6 miles
M4 (junc. 12) 5 miles • Heathrow 45 minutes' drive
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Dudley

**Singleton
& Daughter**

The Country Agent



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Set on high ground, in the heart of the village, with far-reaching views to the front across the rooftops of Pangbourne to the wooded hills in the distance. St James Close is a horseshoe shaped no-through road, and number 15 is found at the top of the horseshoe, with its rear garden backing onto the gardens of Riverview road.

The position of this property must be considered one of the best in this pretty close, enjoying a peaceful and secluded spot, very safe for both children and pets, Easy walking distance to the village primary school, a fabulous selection of specialist shops, supermarket, health centre, pubs, and restaurants. The station is a 2-minute walk, and gives fast links to London Paddington, Reading and Oxford.

Special features:

- Kitchen/breakfast room is fully fitted with highly polished granite working surfaces, fitted fridge freezer, fitted dishwasher, fitted oven, induction hob, polished granite breakfast bar with 3 stools, flagstone flooring with underfloor heating. French doors to the rear garden terrace
- Sitting room is double aspect with lovely views over roof tops to wooded hills, centrally positioned red brick open fire, walk through access to dining room
- Study/ family room with fitted cupboards, polished oak flooring

- Utility room with plumbing for washing machine, gas fired boiler, flagstone flooring, door to garden
- Large landing with three double bedrooms, family bathroom, and ensuite shower room with access concealed by way of a sliding glazed door flanked by wardrobes either side
- Second floor has 2 bedrooms, both overlooking the rear garden
- One bedroom has a craftsmen designed fitted single bed with drawers under for storage, shelves, and a part mirrored wardrobe
- Whole house has replacement double glazed windows

Summary of accommodation:

Ground floor; Reception hall, study/ family room, kitchen/breakfast room, sitting room, dining room, utility room, cloakroom.

First floor; Three bedrooms, family bathroom, ensuite shower room to bedroom 1.

Second floor; Two bedrooms

Integral single garage. Timber garden store.

Gardens. Steps leading past a pretty terraced rockery, to a lawned area on one side, and a railed balcony. Gated access to the side of the house.

Rear garden with a crazy paved terrace with access from kitchen/breakfast room and dining room – useful for summer dining. Well maintained lawns, shrubberies, a mature oak tree.

Integral single garage. Timber garden store.



Local facilities: Pangbourne is a wonderful period village with a fine selection of award-winning independent shops, bakery, deli, cheese shop, 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 Pangbourne Adventure Dolphin centre offers canoeing, kayaking, SUP, and a climbing wall.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, birds, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

Excellent schools: Pangbourne Primary School is a short walk. Pangbourne College, Bradfield College, St Andrew's Prep School, The Oratory School, Downe House, Cranford House and Moulsoford Preparatory School are all within 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.

Post Code: RG8 7AP

What3words: gearbox.daunted.surpassed

Directions: Upon entering St James Close, follow the road round to the left, and number 15 is at the top, on the left.

Tenure: Freehold

Some material information to note:

Mains electricity, gas, water, and drainage

Gas central heating

Driveway parking and an integral single garage

Accessibility; there is not step free access from the street to the inside of the property

Broadband – BT broadband (Gigaclear also available if required)

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Substantially constructed of brick under a tiled roof

It is not within the conservation part of the village

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

EPC Rating D Potential C

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

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

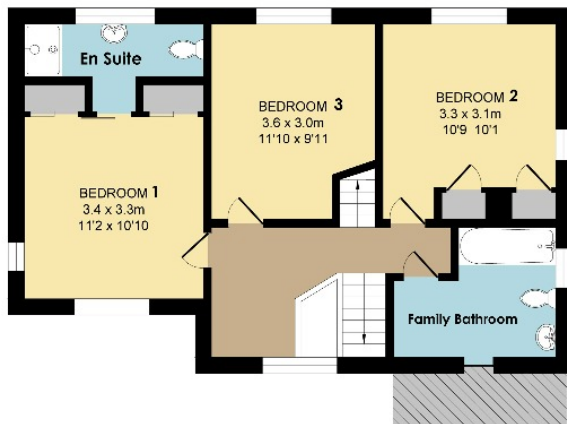




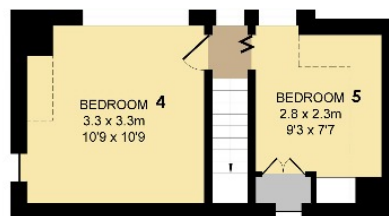
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GROUND FLOOR APPROX. FLOOR
AREA 72.0 SQ.M. (775 SQ.FT.)



SECOND FLOOR APPROX. FLOOR
AREA 22.0 SQ.M. (236 SQ.FT.)

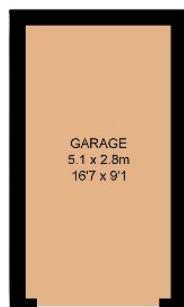


TOTAL APPROX. FLOOR AREA 165.0 SQ.M. (1776 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. www.singletonanddaughter.co.uk

FIRST FLOOR APPROX. FLOOR
AREA 57.0 SQ.M. (614 SQ.FT.)



GARAGE APPROX. FLOOR
AREA 14.0 SQ.M. (151 SQ.FT.)



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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