



6 SHOOTERS HILL

PANGBOURNE-ON-THAMES ♦ BERKSHIRE



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Village Centre and Station - Under 5 minutes' walk ♦

Reading- 5 miles ♦ M4 at Theale (J.12) - 5 miles ♦

Newbury - 12 miles ♦ Oxford - 22 miles

(Distances and times approximate)

A beautifully presented riverside town house with private mooring and stunning panoramic Thames views set in the heart of this highly desirable village within walking distance of the station.

This beautifully presented three-bedroom townhouse over three floors extending to approximately 1,846 Sq ft thoughtfully designed to maximise the waterside setting and beautiful views over the River Thames with ground and first floor terraces.

♦ Contemporary townhouse with distinctive architectural design

♦ Prime riverside position with uninterrupted views of the Thames from 2 terraces

♦ Within walking distance of all village amenities and train station

♦ Private mooring and jetty

♦ Three bedrooms and three shower rooms

♦ Two reception rooms

♦ Kitchen/dining room

♦ Utility room

♦ Approximately 1,846 sq ft of accommodation

♦ Garage and allocated parking for up to three cars



SITUATION

Pangbourne is a highly regarded Thames-side village offering an excellent range of independent shops, restaurants, cafés, and everyday amenities, together with a mainline railway station providing fast services to Reading and London Paddington (within the hour).

The property is ideally positioned within a short walk of the village centre, riverside walks, and primary school, making it equally appealing for families and commuters. The area is also well known for its outstanding selection of schooling, including Pangbourne College, Bradfield College, and St Andrew's Preparatory School.

Excellent road links provide easy access to the M4 at Theale, as well as Oxford, Newbury, and Henley.

PROPERTY DESCRIPTION

6 Shooters Hill is a beautifully presented contemporary town house, arranged over three floors taking in the exquisite view across The River Thames.

Shooters Reach is an exceptional riverside home arranged over four floors, carefully designed to take full advantage of its elevated position and spectacular outlook.

Entrance is into the hallway with cloakroom, storage cupboard, door into the integral garage and utility room. The utility room has a separate boiler room. Steps then take you down to the main bedroom which has a kitchenette and shower room. The bedroom has floor to ceiling doors leading directly onto the terrace, incorporating the view. This room lends itself to being very self contained.

To the first floor, is the main reception space. The living room has doors onto the second terrace with views across. Steps take you up to the kitchen dining room with internal fixed window allowing for light and continuing the views. The kitchen is fully fitted with views across the front of the property. To the second floor are 2 further bedrooms, both with ensuite shower rooms. The first room has wall to wall built in wardrobes and a Juliet balcony with river views. The second bedroom has two velux windows.

OUTSIDE

Approached via a private driveway serving just four properties, the house benefits from allocated parking in front for 3 cars, plus an integral garage for storage.

There is a side gate leading down to the ground terrace with access to the private mooring and jetty. The terrace is a wonderful setting looking out onto the River Thames and down towards the weir. This is then replicated on the first floor terrace.





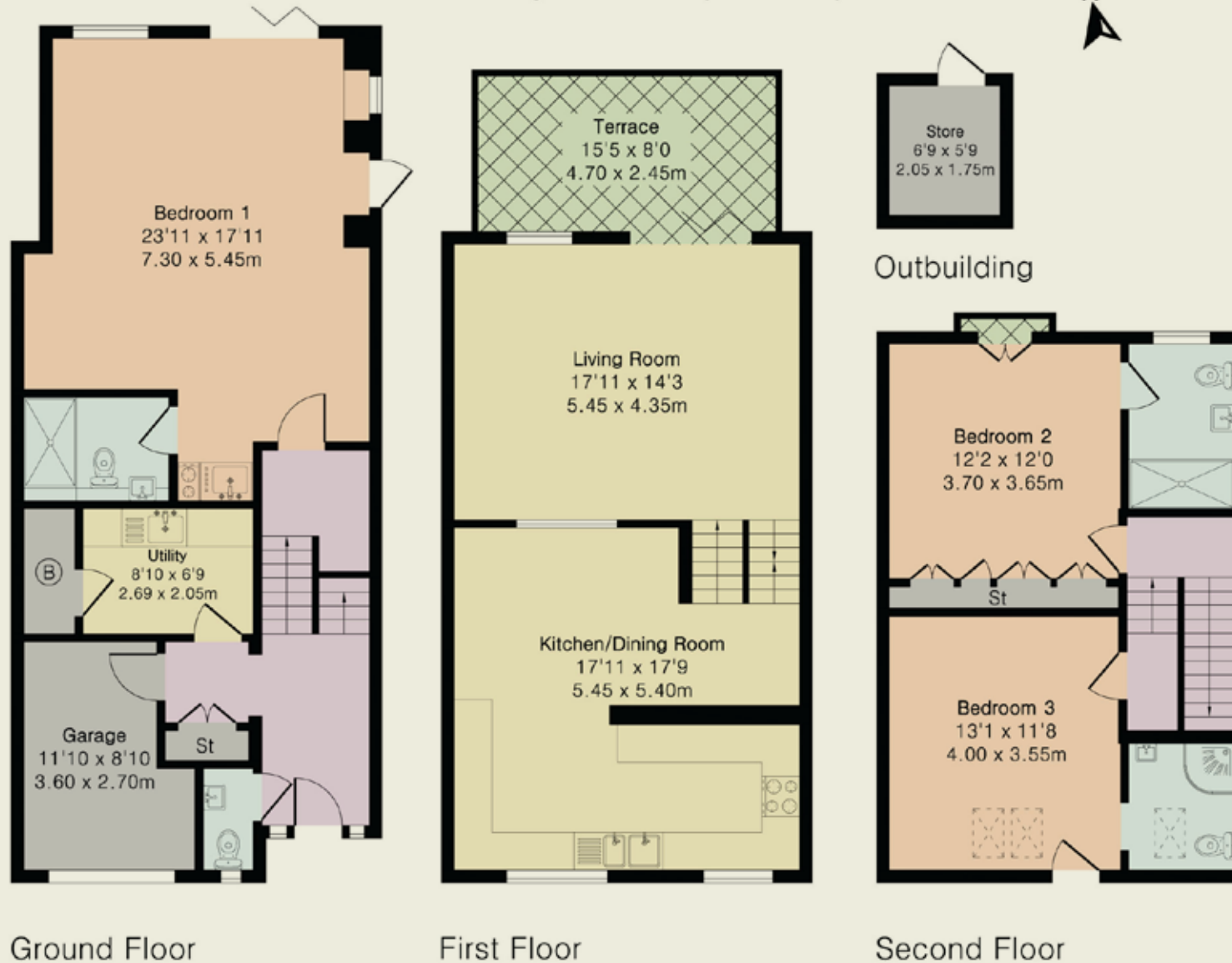
**Approximate Gross Internal Area 1846 sq ft - 172 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 740 sq ft – 69 sq m

First Floor Area 580 sq ft – 54 sq m

Second Floor Area 487 sq ft – 45 sq m

Outbuilding Area 39 sq ft – 4 sq m





GENERAL INFORMATION

Services: All main services are connected, with gas fired central heating from boiler located off the utility room.

Council Tax: F

Energy Performance Rating: C / 74

Postcode: RG8 7DU

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

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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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