



38 HARTSLOCK COURT

SHOOTERS HILL ♦ PANGBOURNE ♦ BERKSHIRE

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Pangbourne Railway Station (London Paddington within the hour)

- 5 mins walk ♦ Reading (London, Paddington 27 minutes) - 5 miles

♦ M4 (J 12) - 5 miles ♦ Henley on Thames - 12 miles ♦

Oxford - 22 miles (Distances and times approximate)

Occupying an elevated position with dramatic views of the River Thames and grazing meadows opposite, a generously proportioned modern and contemporary 2nd floor apartment, with garage, beautifully presented and conveniently located for access into the centre of this popular Thames-side village with its excellent range of shops, facilities and mainline commuter station for London (Paddington) in under the hour.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

- ♦ Reception Hall
 - ♦ Kitchen / Breakfast Room
 - ♦ Dining Room
 - ♦ Sitting Room
-
- ♦ 2 Bedrooms
 - ♦ Family Bathroom
-
- ♦ Adjacent Private Store Room
-
- ♦ Separate Garage
-
- ♦ Mature landscaped Communal Gardens & Grounds



SITUATION

The village of Pangbourne on Thames lies on a bend of the River where it meets the River Pang and is connected by an ancient Toll Bridge to the village of Whitchurch 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".

Historically the south branch of the Ancient Ridgeway Path dropped down into the valley at Pangbourne from Upper Basildon at which point there would have originally been a Ford then a rough bridge since early times. The Roman Road from Silchester (Calleva) to Dorchester on Thames ran through the village and along Shooters Hill where Roman and Saxon coins were found when Brunel's railway line was cut through in 1839. There are many Tudor and 17th Century cottages in the village, including an old Smithy and several old Inns. Following the arrival of the railway, the village grew considerably in wealth and prominence and today there are numerous fine examples of the superb architecture of the Victorian and Edwardian eras, notably represented by the interesting detached houses fronting onto Shooters Hill overlooking the river, known locally as the 'seven deadly sins'.

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 at Church Cottage just west of the churchyard. An area of riverside land known as Pangbourne Meadow, lying just to the east of the Whitchurch Toll Bridge, was purchased by the Parish in the 1930s. Subsequently an additional portion was acquired by the National Trust and all of this area is now controlled by the Parish Council and available for the public to use for fishing, boating and leisure purposes.

Pangbourne has an excellent range of local amenities, shops and facilities, including a supermarket, WH Smith, Library, an impressive architect-designed Health Centre, Dentist, Opticians, together with Traditional Inns, Restaurants and Hotels. There is also a mainline station, just 5 minutes' walk, providing fast commuter services to Reading (8 minutes) and from Reading up to Paddington (25 minutes). Just to the South within a short drive is the village of Theale and access for the M.4.

In addition to local primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling.

N.B. Crossrail services are scheduled to be commencing from Reading in approximately 2021 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

38 Hartslock Court is a 2nd floor apartment in this exclusive development built in approximately 1971, occupying a particularly advantageous position enjoying truly panoramic views over a long stretch of The River Thames, with the buttercup meadows opposite, set below the steeply rising wooded Chilterns Escarpment.

The apartment has a private entrance hall, situated just off the communal hall and staircase which leads up to a private landing area, with a useful private store room immediately adjoining.

The principal reception rooms embrace the far-reaching river views through tall and wide glazing, from which one can witness the ever-changing seasons and colours.

Both spacious and well-proportioned with attractively arranged accommodation, the apartment has in more recent years benefited from further investment with the installation of uPVC primary double glazed windows, and the refitting of the bathroom and the modern kitchen, culminating in a delightfully light modern and contemporary form.

Early viewing is highly recommended to appreciate the wonderful opportunity afforded.

OUTSIDE

Hartslock Court occupies a unique hilltop location on the north side of the village and is approached off the main village road as it enters from Streatley on Thames, lying almost directly opposite Pangbourne College's boat yard, where the road leads up to the apartments. Surrounding the various apartments are professionally landscaped mature and well maintained communal gardens and grounds, with walled steps and a sloping path with wrought iron railings arranged around the various pathways leading to the apartment.

There is visitor parking and each apartment has its own garage which are arranged in several separate blocks.

Delightfully attractive, the gardens and grounds must be viewed to be fully appreciated.

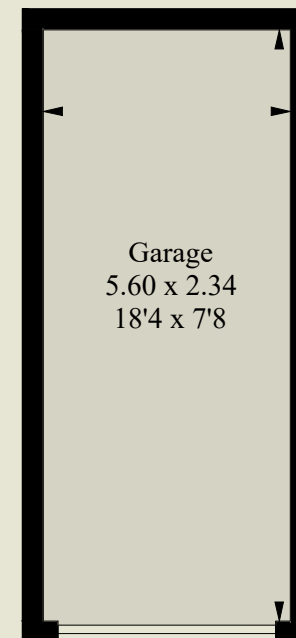
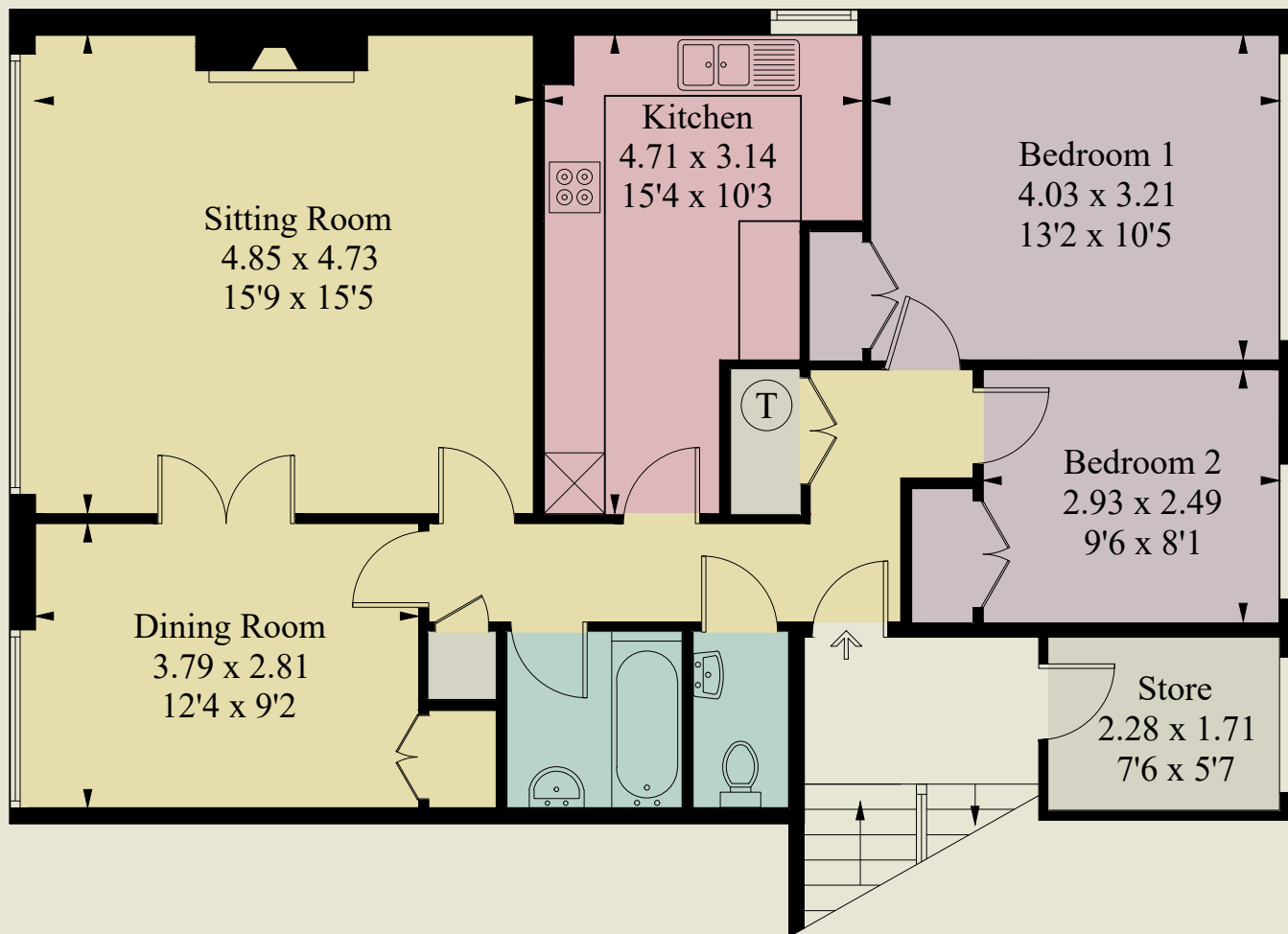


38 Hartslock Court, Pangbourne, RG8 7BJ

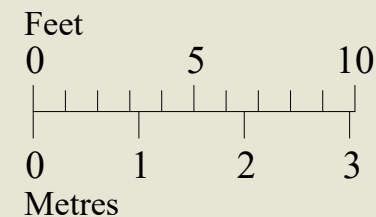
Approximate Gross Internal Area = 90 sq m / 968 sq ft

Garage = 13 sq m / 139 sq ft

Total = 103 sq m / 1108 sq ft



(Not Shown In Actual Location / Orientation)





GENERAL INFORMATION

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

Energy Performance Rating: Pending

Postcode: RG8 7BJ

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

TENURE

The leaseholders of Hartslock Court own the freehold title to the development, held 'in common' being owned by Hartslock Court Limited, representing a 1/45 share for each leaseholder / freeholder. A maintenance charge is payable by each apartment and currently the annual sum amounts to approximately £1,500 and which is paid half yearly. These charges include the cost of upkeep and maintenance of the gardens and communal areas including halls and stairways, exterior window cleaning, Buildings Insurance and a sum towards a 'sinking fund' which is set aside for further expenditure on major items.

DIRECTIONS

From our offices in the centre of Goring, turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street, where at the traffic lights turn left for Pangbourne. In approximately 4 miles on entering Pangbourne, turn right into Hartslock Court opposite Pangbourne College's boatyard. Number 38 will be found at the top of the development, off to the right hand side.

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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