



# 8 SAXON PLACE

PANGBOURNE ♦ BERKSHIRE

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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)

Ideally located close to the centre of this bustling Thameside village, in an established residential road of period properties within easy reach of schools, shops, train station and River. A very well presented 2 bedroom, 2 bathroom ground floor apartment within a private complex.

♦ Secure Video Phone Entrance

♦ Private Front Door

♦ Hallway With Double Storage/Coats Cupboard and Single Cupboard

♦ Open Plan Kitchen/Dining/Living Room

♦ Main Bedroom with Built in Wardrobe and Ensuite Shower Room

♦ Family Bathroom

♦ Second Double Bedroom

♦ Communal Grounds

♦ Allocated parking for 1 Car



## SITUATION

Located just to the West of Reading is the village of Pangbourne on Thames which lies on a bend of the River where the River Pang joins, and is connected by an ancient Toll Bridge to the village of Whitchurch in Oxfordshire nestling 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 the well-known author 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 Co-Op supermarket, WH Smith with Post Office, high class Butcher, specialist Cheese shop, Library, an impressive Health Centre, Dentist, Opticians, together with Traditional Inns, Restaurants and Hotels including The Elephant formerly The Copper Inn. There is also a mainline station providing fast commuter services to Reading (8 minutes) and up to Paddington (25 minutes). There is a Primary School and in the local area are a wide range of Private Schools including Pangbourne College, the Oratory and Bradfield College all within easy reach.

Crossrail services from Reading together with the electrifying of the line significantly improve travelling times to central London destinations.

## PROPERTY DESCRIPTION

Built in 2005, Saxon Place is a very appealing modern development with a mixture of houses and apartments located within the heart of this Thameside village. Benefitting from stylish fittings throughout, 8 Saxon Place is presented well, including oak doors, inset ceiling lights and modern white bathroom suites. Entrance is through a secure video phone entry system which serves just 2 apartments and downstairs is the front door to Number 8. The front door leads into the hallway which has a double storage/coats cupboard and single cupboard. There are 2 double bedrooms, the main bedroom benefitting from an ensuite shower room and there is a separate family bathroom. The kitchen is open plan to the dining and living room. It is a lovely space with plenty of light and bay window overlooking the front of the property.

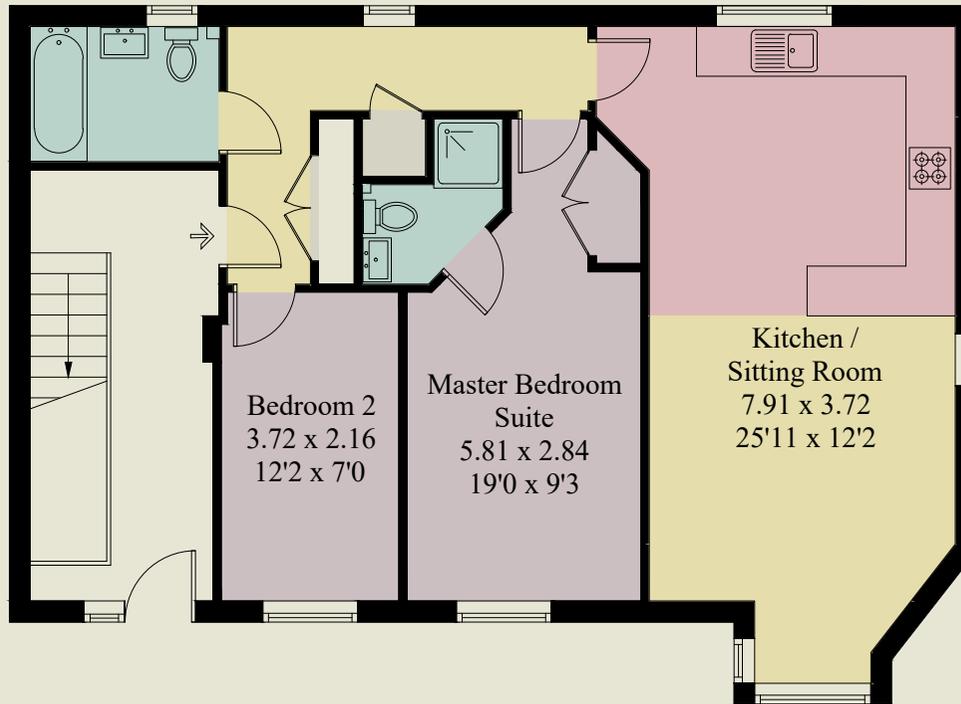
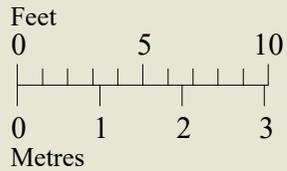
## OUTSIDE

Saxon Place is approached over a wide driveway leading to the allocated parking spaces, visitors' parking and bin store. Pretty box hedging and borders make for an attractive approach. The parking bay for 8 is found towards the front of the building on the right hand side. At the rear of the building is a gravelled area.



## 8 Saxon Place, Pangbourne, Berkshire, RG8 7HX

Approximate Gross Internal Floor Area = 66 sq m / 712 sq ft



CREATESPACE DESIGN ref 470

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

### GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

**Council Tax:** D

**Energy Performance Rating:** C / 75

**Postcode:** RG8 7HX

**Local Authority:** West Berkshire District Council

Telephone: 01635 42400

- ◆ Tenure: Leasehold
- ◆ Length of lease: 125 years. 104 years remaining from 1.1.2024
- ◆ Annual ground rent amount: £125
- ◆ Ground rent review period: 1st 25 years of the term = £125.00, 2nd 25 years of the term = £250.00, 3rd 25 years of the term £500.00, 4th 25 years of the term = £1,000.00, for the remainder of the term = £2,000.00

\* Annual service charge amount: £1,040

### VIEWING

Strictly by appointment through Warmingham & Co.

### DIRECTIONS

From our offices in the centre of Goring bear left and proceed down the High Street, crossing over the River Bridge and up to the top of Streatley High Street. At the traffic lights bear left onto the A329 to Pangbourne. On reaching the village continue until the mini roundabout by The Elephant where turn left onto the High Street. Continue straight over the next roundabout in the centre of the village onto the Reading Road. Saxon Place will be found a short way along on the left 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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