



7 ST JAMES CLOSE

PANGBOURNE ON THAMES ♦ BERKSHIRE

Warmingham
www.warmingham.com

7 ST JAMES CLOSE

PANGBOURNE ON THAMES ♦ BERKSHIRE

Pangbourne Station - 3 minute walk ♦ 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 and times approximate)

Ideally situated nestling in the quiet elevated heart of this delightful picturesque Thames-side village easily accessible for the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A tastefully presented detached home, thoughtfully extended that includes a superb Oak framed single storey extension, and re modelled kitchen/diner. Walking distance of all amenities and to be sold with no onward chain. The accommodation includes: Entrance hall, W.C., Sitting room, Open plan kitchen/diner leading to garden room, utility, three bedrooms, bathroom and W.C. to the first floor and loft/guest room to the second floor.

- ♦ Central village location
- ♦ Walking distance of mainline railway station
- ♦ Beautifully presented throughout
- ♦ Available with no onward chain
- ♦ South facing rear garden
- ♦ Open plan re-fitted kitchen/diner and garden room



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 Downs and Chiltern Hills is designated an "Area of Outstanding Natural Beauty".

Pangbourne has an excellent range of local amenities, shops and facilities, including a Co-Op supermarket, Hardware store 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).

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 from Reading together with the electrifying of the line have significantly improved travelling times into central London destinations.

PROPERTY DESCRIPTION

7 St James Close has an Oak framed covered porch which leads into an entrance hall with staircase to the first floor and doors to principal ground floor rooms and W.C. The refitted open plan kitchen diner is the show piece of the property, fully fitted with integrated appliances, range oven, granite worksurfaces and breakfast bar. Between the kitchen and utility room there is a walk-in larder and boot room. This leads to the utility room with access to outside. From the kitchen, bi-fold doors lead into a fabulous Oak framed garden room which enjoys a delightful outlook of the South facing rear garden. Bi-Fold doors from here also lead in to the double aspect sitting room which has a open fireplace with marble surround and slate hearth.

To the first floor there are three double bedrooms, a refitted family bathroom, and an additional separate W.C and shower. Staircase from the first floor leads to a converted loft room, ideal as a further guest room, home office.

OUTSIDE

Driveway to the front providing off road parking, and access to the garage store. Open plan lawned garden and gated access to the side with wood store and EV charge point leads to the rear garden.

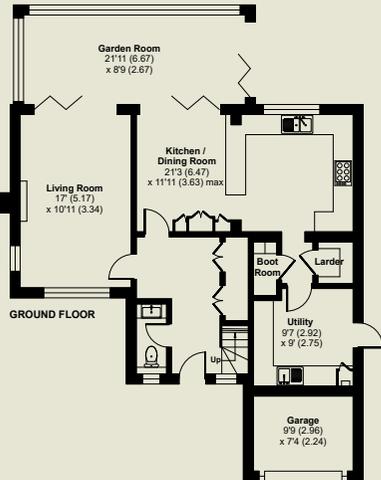
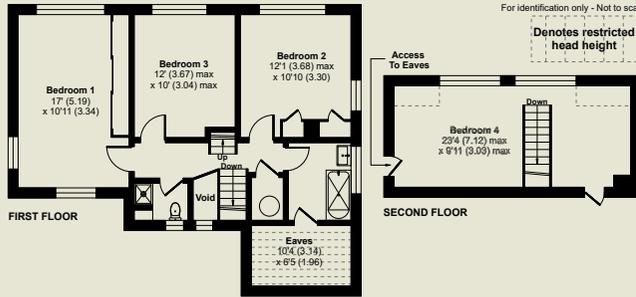
To the rear of the property, a South facing garden, with patio area adjacent, and steps leading to a lawned garden, with a delightful variety of flower and shrub beds and borders throughout, water feature, two sheds, and fully enclosed by timber fencing.



7 St. James Close, Pangbourne, Reading, RG8 7AP

Approximate Area = 1786 sq ft / 165.9 sq m
Including Limited Use Area(s) = 82 sq ft / 7.6 sq m
Garage = 72 sq ft / 6.6 sq m
Total = 1940 sq ft / 180.1 sq m

For identification only - Not to scale



GENERAL INFORMATION

Services: All mains services, gas fired central heating.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 7AP

Local Authority: West Berkshire County Council

Telephone: 0118 984 1118

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

what3words:

///swoop.lavished.legwork

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warmingham Limited. REF: 1418215 © richcom 2026.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com