



MAPLE BANK

RIVERVIEW ROAD ♦ PANGBOURNE ON THAMES ♦ BERKSHIRE







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10 Minutes Walking Distance To Pangbourne Station

- ♦ Pangbourne Station (London Paddington within 47 Minutes) ♦
 - Reading Station (London Paddington 27 minutes) ♦ M4 (Junction 12) 5 miles
 - ♦ Henley on Thames 13 miles ♦ Oxford 23 miles
- (Distances and times approximate)

Maple Bank benefits from a secluded and elevated position on this quiet and private residential road, which is within a short walking distance to the vibrant village of Pangbourne on Thames and its excellent amenities and railway station.

This beautifully presented 5 bedroom family home with generous sized accommodation of 4,208 square feet and enjoys an advantageous setting and location in what is designated an area of outstanding natural beauty. Its mature gardens and grounds of approximately 2/3 of an acre immediately adjoins the stunning Berkshire downland countryside giving you fabulous far reaching views and the most spectacular sunsets, truly a delight especially when dining “al fresco”.

♦ Quintessential Riverside village with extensive amenities highly regarded schools and mainline station to London Paddington in 47 Minutes

♦ 4 Further Double Bedrooms
♦ Jack and Jill Shower Room serving two of the Double Bedrooms

♦ Family Bathroom

♦ Large Reception Hall

♦ Large Double Garage

♦ Cloakroom

♦ Dining Room

♦ Family Room

♦ Spacious Kitchen/Breakfast Room with sitting area

♦ Summer House with integral shower room, sink and wc of 162 square feet

♦ Utility Room

♦ Drawing Room

♦ Gazebo where spectacular sunsets can be enjoyed

♦ Study

♦ Large Galleried Landing

♦ Master Bedroom with Dressing Room, Ensuite Shower Room and Balcony giving beautiful views over the gardens and surrounding countryside

♦ Private & Mature westerly facing Gardens & Grounds Of Approximately 2/3rds of An Acre adjoining open countryside and affording amazing far reaching views and sunsets



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'. 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.

There is also a mainline station providing fast commuter services to Reading (7 minutes) and up to Paddington (25 minutes).

Pangbourne has an excellent range of local amenities, shops and facilities, including a Post Office, hardware store, high class Butcher, specialist Cheese shop, Bakery, Italian Bistro & Deli, Library, Health Centre, Dentist, together with Traditional Inns, Restaurants and Hotels.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the village Primary School, but also Pangbourne College, Cranford House School, The Oratory Preparatory School, St Andrews Preparatory School, The Oratory School, Brockhurst & Marlston House and Bradfield College.

Crossrail (Elizabeth Line) services have commenced from Reading which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

RIVERVIEW ROAD is a highly regarded private road occupying a premier elevated position close to the heart of the village just to the west of the parish church of St James and approached off Church Road with the central shops, station and riverside meadows all accessible. This no through road comprises an array of individual and prestigious contemporary modern and period homes. At the end of the road a private footpath leads directly to the mainline station.









PROPERTY DESCRIPTION

Maple Bank is an individual detached 5 bedroom family home of impressive proportions in all extending to 4,208 sq ft. Over the last years a lot of thought, style and inspiration have gone into the total refurbishment of this lovely family home. Items of note are the Neptune kitchen, well regarded "Jack Brunson" beautifully made windows and doors, all of which considerably enhance this super home.

The spacious kitchen/breakfast/sitting area is truly the heart of the home, beautifully fitted with Neptune units and from this room are gorgeous far reaching views over the mature grounds and open countryside.

The drawing room has the essential wood burner and french doors which give access directly onto the terrace and secluded gardens.

On the first floor a generous galleried landing with large windows overlooks the front of the property with views across to the Pang valley and large windows allow the natural light to flood in.

The Principal master bedroom with its dressing room and ensuite shower room incorporates a wonderful feature with the balcony affording you exceptional far reaching wide countryside views and stunning sunsets.





OUTSIDE

Maple Bank has a large sweeping driveway leading up to the property with ample parking for several cars, mature hedging, lawned gardens with specimen trees and various shrubs forming the backdrop. There is a large double garage with attractive oak doors. To the rear of the property the private secluded main gardens are westerly facing with mature trees and established borders all planted with different shrubs and

flowers, giving an array of colour throughout the differing seasons. The terrace offers ample opportunity for "al fresco" dining. There is a large summer house with integral shower, w/c and basin. The main lawn leading to the rear boundary features an attractive gazebo with cedar tiled roof and has the benefit of electricity. The sunsets viewed from the gazebo and indeed the gardens are truly stunning and really do compliment this very special family home which should be viewed internally to be fully appreciated.





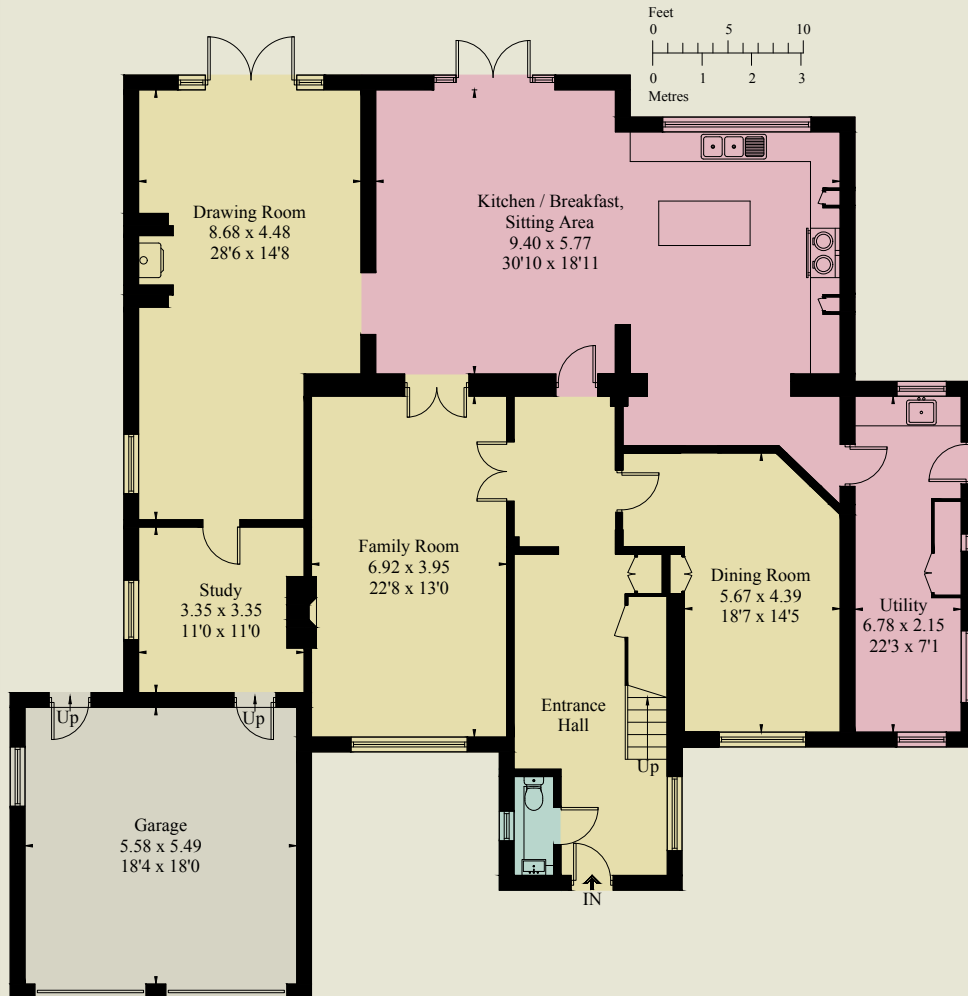


MAPLE BANK, RIVERVIEW ROAD, PANGBOURNE PANGBOURNE READING, RG8 7AU

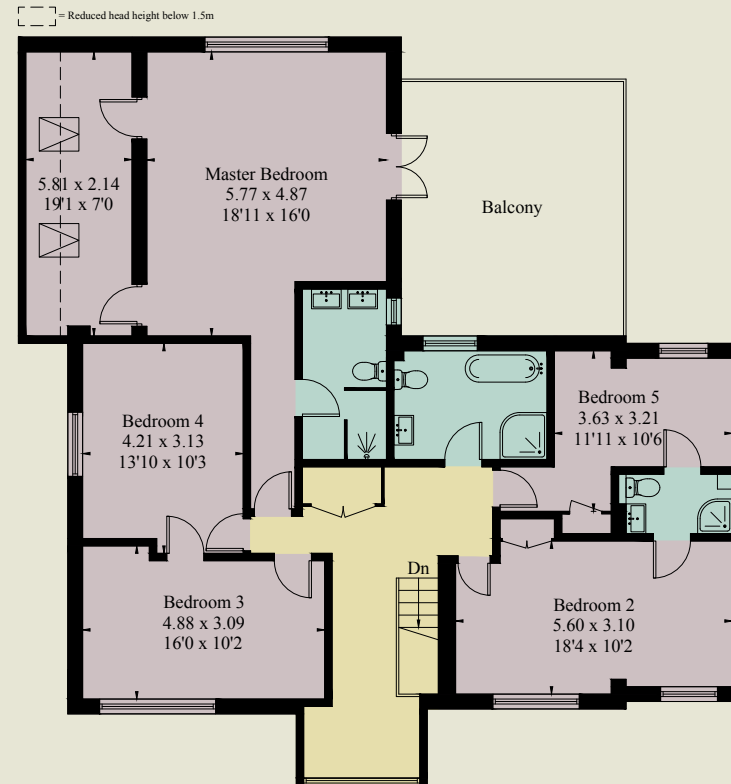
Approximate Floor Area = 375.9 sq m / 4046 sq ft

Summer House = 15.1 sq m / 162 sq ft

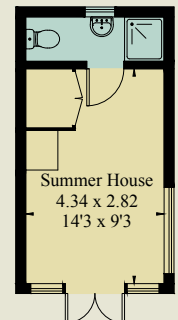
Total = 391 sq m / 4208 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62060



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D / 68

Postcode: RG8 7AU

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office in the high street turn left and continue over the river bridge into Streatley-on-Thames. At the traffic lights and crossroads at the top of the High Street, turn left. Continue on this road all the way to Pangbourne, passing through Lower Basildon and past Basildon Park. On entering Pangbourne go straight over the mini roundabout and turn right into Pangbourne Hill, then after the Church, turn right again onto Riverview Road. Maple Bank will be found towards the top 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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