



3 WESTVIEW

PANGBOURNE ON THAMES

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3 WESTVIEW

PANGBOURNE ON THAMES

- ◆ 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

Well- presented spacious 2 bedroom ground floor property, with private garden and parking in a quiet residential part of this favoured Thames side village. Close walking distance to shops and mainline train station to London Paddington.

- ◆ Entrance Porch
- ◆ Sitting Room
- ◆ Kitchen
- ◆ Bathroom
- ◆ 2 Double Bedrooms
- ◆ Rear Garden
- ◆ Parking for 2 cars



LOCATION

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.

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

PROPERTY DESCRIPTION

Well presented spacious 2 bedroom ground floor property, with private garden and garage in a quiet residential part of this favoured Thames side village. Close walking distance to shops and mainline train station to London Paddington.

Entrance porch is at the front of the property and leads into the sitting room, of which is a good size. The Kitchen is approached from the sitting room and is well fitted with a new mains gas boiler. The inner hallway gives access to the good size bathroom with shower over the bath and two double bedrooms. The smaller of the bedrooms has a rear door into the enclosed private garden.

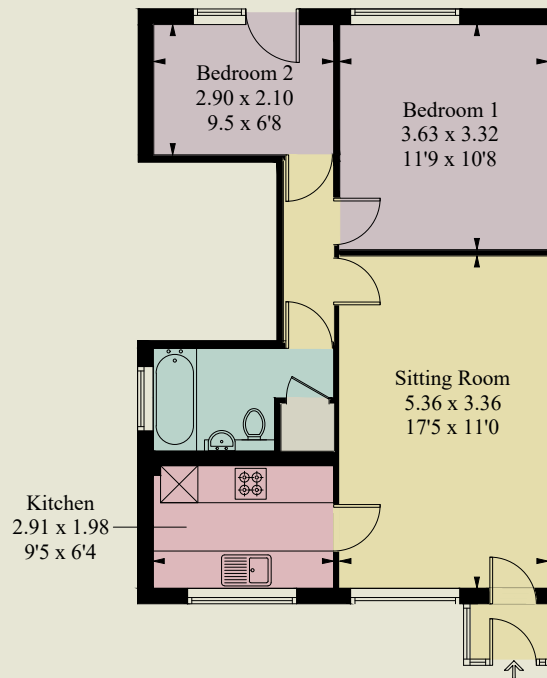
OUTSIDE

The private garden is well enclosed and has a storage shed and side gate to the parking area. Parking for the property is also closer to the front of the property.



3 Westview, Aston Close, Pangbourne, RG8 7LQ

Approximate Gross Internal Area = 52 sq m / 559 sq ft



CREATESPACE DESIGN ref 155

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

GENERAL INFORMATION

Services: Mains gas and drainage

Council Tax: B

Postcode: RG8 7LQ

Energy Efficiency Rating: C

Local Authority: West Berkshire District Council – Telephone: 01635 42400

DIRECTIONS

From our offices turn left and continue over the river bridge into Streatley. At the traffic lights turn left and continue along the A329 until you reach Pangbourne. At the mini roundabout, turn left and at the next mini roundabout go straight ahead and past the petrol station and take the right turning for Kennedy Drive, and continue on Kennedy Drive until you see a right turning for Aston Close. 3 Westview is found the furthest into the close on the right hand side in a block of 4 properties. Number 3 being the left hand ground floor property.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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