



8 THE MOORS

PANGBOURNE-ON-THAMES ♦ 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)

Beautifully presented and completely refurbished semi-detached character cottage of approximately 881 Sq Ft in sought after location, the situation is quite idyllic, conveniently located within this quintessential English riverside village, just a short walk to extensive amenities and schooling in the village, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

Privately situated in most attractive gardens and grounds, this delightful Victorian cottage yields most attractive period architecture, with a flexible well-appointed layout to be found internally, blending seamlessly with more modern and contemporary fixtures and fittings evident throughout.

Affording a most wonderful opportunity, not often found within this delightful village, early viewing is advised.

♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Sitting Room With Log Burning Stove

♦ Kitchen / Dining Room With French Doors To The Garden

♦ Landing

♦ 2 Double Bedrooms

♦ Family Bathroom with Separate Shower Cubicle

♦ Attractive And Landscaped Rear Gardens With Patio Terrace

♦ Off Road Parking



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.

PROPERTY DESCRIPTION

8 The Moors is a most delightful yet imposing Victorian residence, which is privately situated within the heart of this beautiful riverside village, just a short hop to the river Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour.

Externally the property displays proudly its architectural roots associated with the favoured Victorian era, having traditional kilned red brick elevations with protruding brick soldier courses and decorative banding, sitting under a hipped slate tiled roof, with double glazed sash windows.

The cottage has been subject to complete renovation throughout, successfully blending in architecturally the old and new elements, whilst retaining the great many period features and charm that is to be found in abundance throughout, creating a most stunningly characterful yet modern and contemporary home, affording an inspired offering of both traditional living, with that of a rather more contemporary air, boasting 2 double bedrooms, a family bathroom, and 2 reception rooms, encapsulating its stunning gardens and grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing is highly recommended.

OUTSIDE

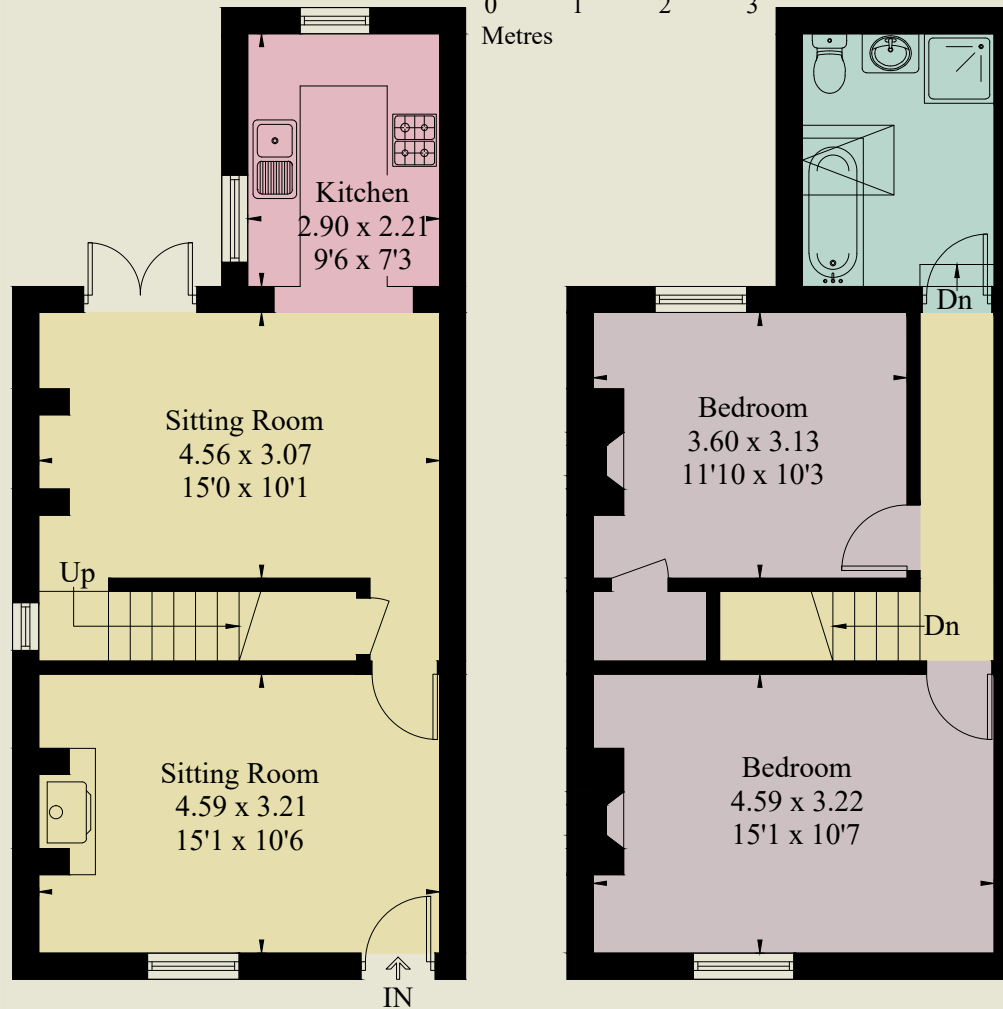
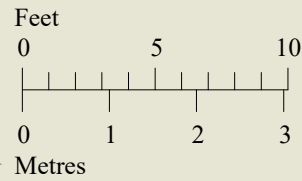
Initially approached over a private driveway, a side gate opens through to the delightful rear gardens. The gardens are most private, providing a tranquil place in which to unwind and engage in inside outside living. A wide stone flagged patio terrace runs across the rear of the cottage, leading on to the lawned garden.

Most charming, the gardens and grounds themselves are enhanced by the delightful setting and proximity to the village, providing an all-encompassing inside outside lifestyle.



8 The Moors, Pangbourne, Reading, RG8 7LP

Approximate Floor Area = 81.9 sq m / 881 sq ft



Ground Floor

First Floor



GENERAL INFORMATION

Services: All mains services are connected to the property. Central Heating and domestic hot water from Gas fired boiler.

Council Tax: C

Energy Performance Rating: TBC

Postcode: RG8 7LP

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

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 bear left for Pangbourne. Continue on this road and upon reaching Pangbourne turn left at the first mini roundabout, and right at the next mini roundabout, where The Moors is signposted. Number 8 is found a short way down on 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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