



# BANKSIDE

41 SHOOTERS HILL ♦ PANGBOURNE-ON-THAMES ♦ BERKSHIRE





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Village Centre and Station - Under 5 minutes' walk ♦ Reading  
- 5 miles ♦ M4 at Theale (J.12) - 5 miles ♦ Newbury - 12 miles ♦  
Oxford - 22 miles (Distances and times approximate)

Occupying a most unique position with views across the Thames and beyond across to Whitchurch, yet just a short walk to outstanding schooling, mainline railway station providing direct access to London Paddington within the hour, and extensive shops and eateries in the village.

A striking Edwardian Grade II listed detached property, sympathetically refurbished and beautifully presented affording charming accommodation, extending in total to approximately 4,047 sq ft including double garage. The property boasts a wealth of historic architectural features blending seamlessly with more modern and contemporary notes, together with an adjacent river garden and mooring, with approximately 130 ft river frontage.

- ♦ Riverside detached character property with mooring and wonderful far reaching views
- ♦ Prime position within easy walking distance of the village centre and Pangbourne Station
- ♦ Excellent road communications
- ♦ Spacious Entrance Hall with good size store cupboard
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Kitchen/Breakfast Room
- ♦ Family Room
- ♦ Cloakroom
- ♦ Large Landing
- ♦ Main Bedroom with fabulous Ensuite Bathroom
- ♦ 2nd Double Bedroom with Ensuite Bathroom
- ♦ 3rd Double Bedroom with Ensuite bathroom also having access from the landing area
- ♦ Bedroom 5/Study with French doors onto balcony with wonderful far reaching views
- ♦ 2nd Floor
- ♦ Bedroom 4 with Ensuite Bathroom
- ♦ Eaves Storage
- ♦ External Utility store at the rear of the property
- ♦ Driveway Parking
- ♦ Detached Double Garage
- ♦ In all approximately 4,047 sq ft
- ♦ Elevated and secluded gardens & grounds with superb views extending to approximately 0.4 of an acre
- ♦ Private river garden extending to approximately 0.07 of an acre, with approximately 130 ft mooring, fishing rights, and thatched summer house



## 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, Post Office, hardware store, 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).

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, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, 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 (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.

## PROPERTY DESCRIPTION

Bankside is one of seven properties known locally as “Seven Deadly Sins”. A very attractive gothic style property having been beautifully restored to showcase its stunning architecture. Spread across 3 floors the property has wonderful River views to many rooms. Approached by steps to its exterior entrance porch with balustrades which direct the eye to the river views. The front door leads into the grand reception hall which displays the beautiful cornicing and high ceilings which continue throughout the house. The original herringbone flooring is also a lovely feature and runs through into the sitting room, dining and family rooms. The sitting and dining room are either side of the reception hall at the front of the property facing the river and enjoying wonderful views enjoyed through large bay windows. The sitting room has a stunning working fireplace. A sizeable storage cupboard gives good useful storage in the reception hall and additionally there is a coats cupboard and cloakroom. The Kitchen/Breakfast room features bespoke units with large quartz island with matching worktops. At the dining end are large velux windows giving lots of natural light and there is underfloor heating. A rear door gives access to the side patio. A rear hallway then takes you to the staircase to the first floor. The main bedroom has a bay window overlooking the river. The ensuite bathroom is exquisite with free standing bath, separate large shower enclosure and underfloor heating. There is a second bedroom to the front with ensuite shower room and bedroom 3 is at the rear of the house and has an ensuite bathroom also having access from the landing area. Also on the first floor is Bedroom 5/ Study, with French doors opening onto a balcony. The balcony enjoys far reaching views over the River Thames and beyond. On the 2nd floor there is a large 4th bedroom with attractive Ensuite bathroom and good eaves storage.

## OUTSIDE

Bankside sits set back elevated from Shooters Hill, nestled at the foot of the private chalk bank behind, with a private railed and hedged terraced / patio frontage, perfect for entertaining and ‘Al Fresco’ dining, and with a larger level garden towards the top of the chalk bank with shed having water and electricity to it. This is accessed via a recently restored pathway, from which are some of the very best views to be found, reaching across the river to the Chilterns beyond.

The brick and flint wall with railings over opens through to the driveway which has a separate wheeled gated section and garage access. The garage has an electric up and over door. There is an external utility store accessed from the outside at the rear of the property with electricity.

Across Shooters Hill, the private river garden and mooring can be found, most secluded, being tucked behind mature planting, with a wide stretch of lawned garden leading to the banked mooring, which boasts approximately 130 ft of river mooring frontage.



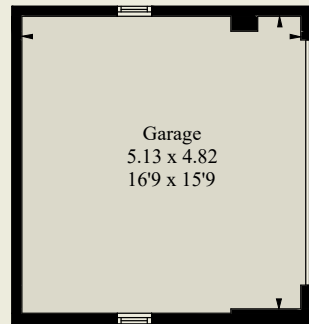
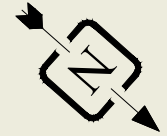


# Bankside, 41 Shooters Hill, Pangbourne, Berkshire, RG8 7EA

Approximate Gross Internal Area = 322 sq m / 3465 sq ft

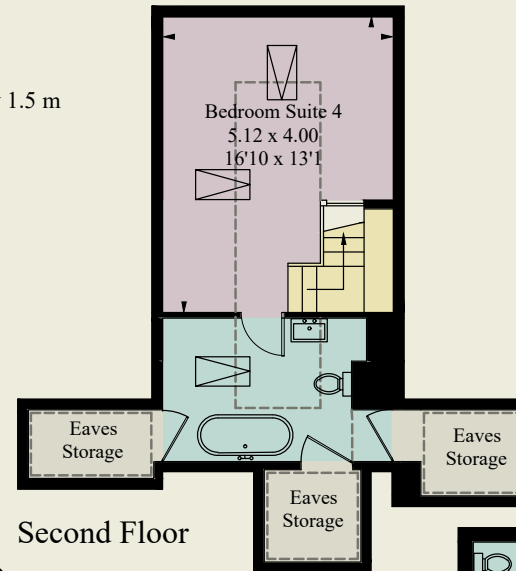
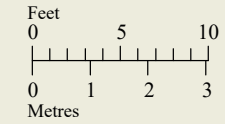
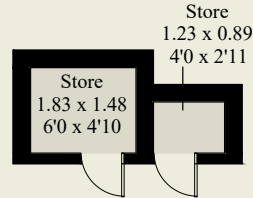
Limited Use Area = 26 sq m / 279 sq ft      Garage = 28 sq m / 301 sq ft

Total = 376 sq m / 4047 sq ft

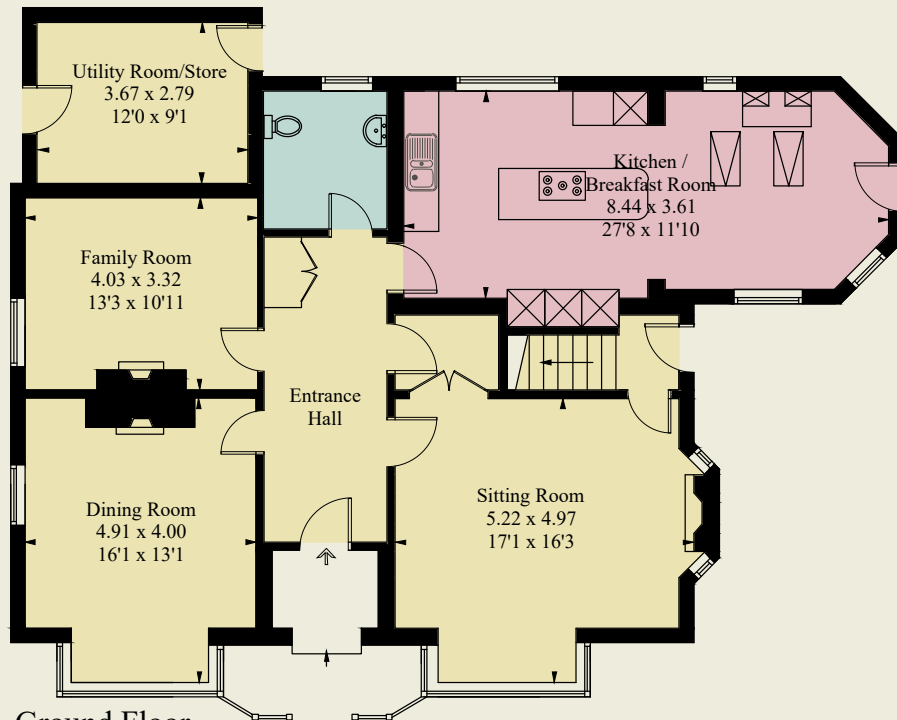


(Not Shown In Actual Location / Orientation)

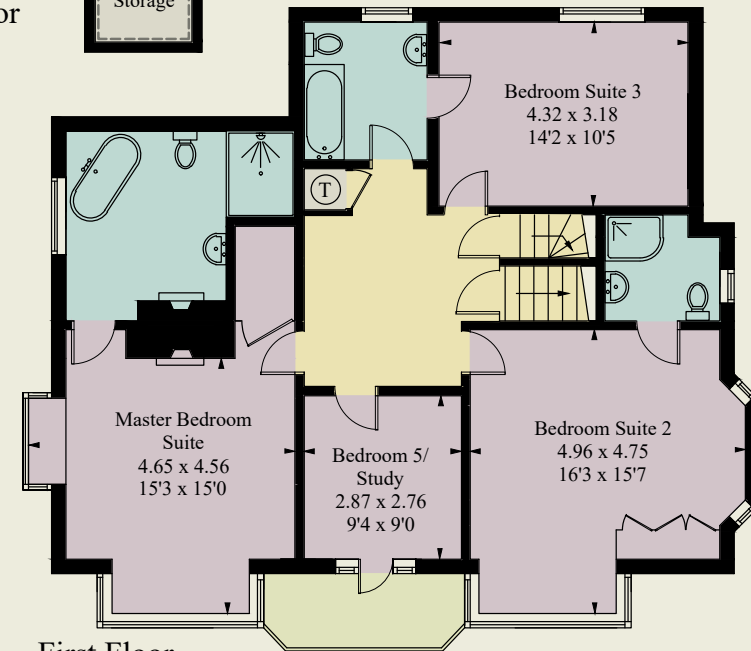
= Reduced head height below 1.5 m



Second Floor



Ground Floor



First Floor

CREATESPACE DESIGN ref 448

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



## GENERAL INFORMATION

**Services:** All mains services are connected, with gas fired central heating.

**Postcode:** RG8 7EA

**Local Authority:** West Berkshire District Council

Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn left and continue over the river bridge to Streatley. At the traffic lights turn left and continue on this road through Lower Basildon and past Beale Park until you reach Pangbourne. Bankside (41 Shooters Hill) is found on the right hand side as you enter Pangbourne, facing the river.

## 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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