



# ST DONATS

66 READING ROAD ♦ PANGBOURNE ♦ BERKSHIRE



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Pangbourne Train Station - 10 minute walk ♦ Reading Town Centre - 6 miles ♦ M4 at Theale (J12) - 5 miles ♦ Goring on Thames - 5 miles ♦ Newbury - 12 miles ♦ Oxford - 25 miles  
(Distances and times approximate)

Centrally located in popular Thameside village close walking distance for shops, schooling, riverside meadows, and a mainline railway station affording direct access to London in under the hour, a most charming Edwardian semi detached house, with generous 4 bedroom family accommodation, and beautiful mature gardens, in all extending to approximately 1,877 sq ft with scope for enlarging with subject to planning permission.

♦ Semi Detached 4 Bedroom Edwardian 'Villa' Style

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♦ Private Driveway

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♦ Period Front Veranda Porch

♦ Entrance Hall

♦ Sitting Room With Fireplace

♦ Garden Room

♦ Dining Room

♦ Kitchen / Breakfast Room

♦ Utility Room

♦ Shower Room (downstairs)

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♦ Galleried Landing

♦ 4 Bedrooms

♦ Family Bathroom

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♦ Delightful Gardens & Grounds

♦ Summer House (currently in disrepair) with mains electricity connected and with potential as a garden room / home office

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♦ Gigaclear fibre is connected direct to the property (with speeds of 1GB per sec)



## SITUATION

The bustling village of Pangbourne on Thames lies on a bend of the River where the River Pang joins, and is connected by an historic Toll Bridge to the village of Whitchurch-on-Thames opposite in Oxfordshire which nestles 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 Kenneth Graham and his book 'The Wind in the Willows' which he wrote when living in the village.

An area of riverside land just to the east of the Toll Bridge was purchased by the Parish in the 1930s and an additional portion was later acquired by the National Trust and now all of this area is controlled by the Parish Council and available for the Public to use for fishing, boating and leisure purposes.

Pangbourne is well served by a wide variety of shops and amenities including a Co-op supermarket, WH Smith, Library, Dentist, modern Health Centre together with traditional Inns, Restaurants and Hotels including The Elephant. Importantly there 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.

N.B. Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

## PROPERTY DESCRIPTION

St Donats is a semi detached Edwardian Villa indicative of this favoured era, having red brick under a clay tiled roof externally, alongside a pretty veranda porch with tiled terrace. Whilst internally are most appealing period features, the property would benefit from further improvement and there is scope for enlarging, subject to planning permission.

The house is spacious and light, and affords traditionally laid out family orientated accommodation, which extends to approximately 1,877 sq ft internally, with 4 reception rooms to the ground floor, and 4 bedrooms and a bathroom to the first floor,

A simply charming and stunning period home, and must be viewed to fully appreciate the wonderful opportunity afforded.

## OUTSIDE

The property nestles behind high and mature hedging, trees, and shrubs, enjoying a private and sheltered position, whilst still being just a short hop and walk to the extensive shops and amenities found within the village itself.

There is a driveway to the left of the property directly off the Reading Road. The frontage is a mass of flowers, shrubs and trees and a short path leading from the pavement up to the house.

To the rear there is a most delightful courtyard, which spans the width of the property, with French doors opening out from both the kitchen / breakfast room and the garden room, perfect for 'Al Fresco' dining.

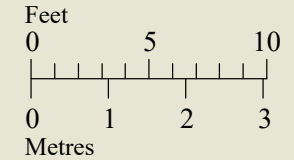
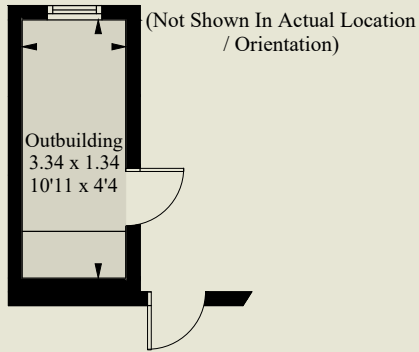
The main gardens are south facing and laid to lawn, with a stunning array of hedges, trees, shrubs and plants coming to life throughout the seasons, and creating a haven to be enjoyed. There is a summer house with mains electricity in need of refurbishment.

Simply stunning, the gardens offer a wonderful sanctuary which will be evident upon viewing.

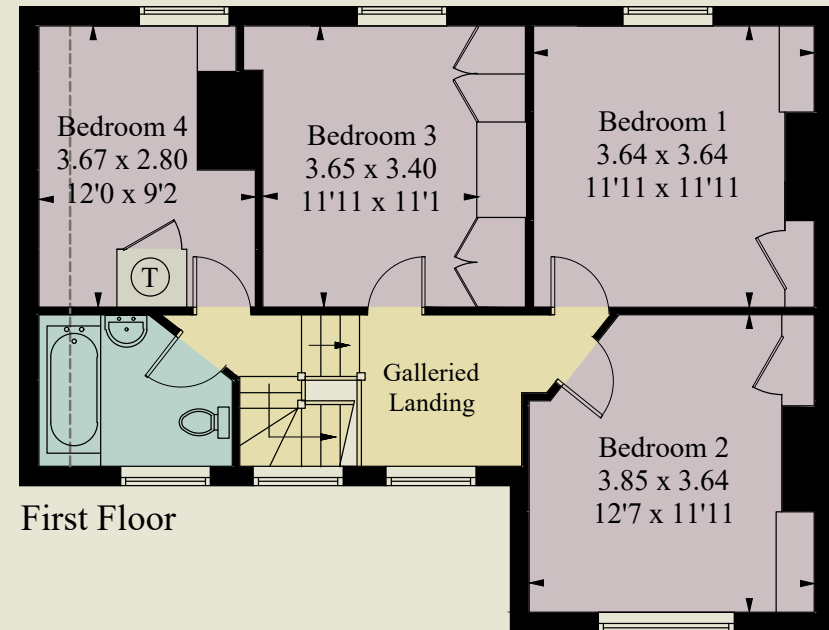
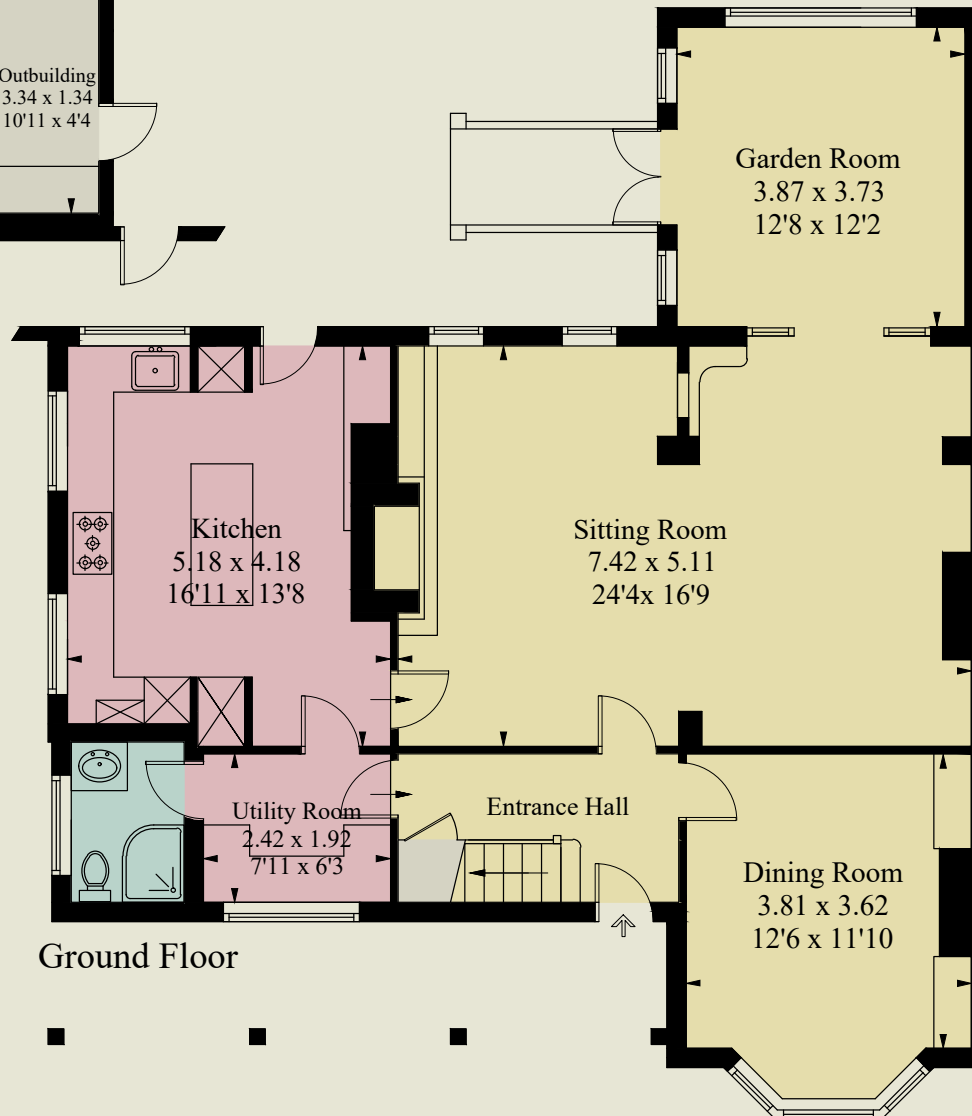


# St Donats, 66 Reading Road, Pangbourne, Berkshire, RG8 7JF

Approximate Gross Internal Area = 168 sq m / 1808 sq ft  
Limited Use Area = 2 sq m / 21 sq ft      Outbuilding = 4.4 sq m / 47 sq ft  
Total = 174.4 sq m / 1877 sq ft



= Limited Use Area



CREATESPACE DESIGN ref 368

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



## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and hot water from gas fired boiler. Gigaclear fibre direct into the house.

**Energy Performance Rating:** TBC

**Postcode:** RG8 7JF

**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 bear left and proceed down the High Street, crossing over the River Bridge and up to the top of Streatley High Street. At the traffic lights bear left onto the A329 to Pangbourne. On reaching the village continue until the mini roundabout by The Elephant where turn left onto the High Street. Continue straight over the next roundabout in the centre of the village onto the Reading Road. St Donats will be found a short way along, just after the second right hand turning into Horseshoe Road.

## 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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