



THE OLD BOATHOUSE

6A SHOOTERS HILL ♦ PANGBOURNE-ON-THAMES

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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)

A striking riverside home with private mooring, panoramic Thames views, and exceptional indoor-outdoor living, offering a rare combination of low-maintenance, energy-efficient living and well-balanced family accommodation - all set in the heart of this highly desirable village within walking distance of the station.

This beautifully presented four-bedroom modern townhouse extends to approximately 1,972 sq ft and is arranged over four floors, thoughtfully designed to maximise light, space, and its unique waterside setting. With floor-to-ceiling sliding doors across three levels, the property enjoys uninterrupted views over the River Thames and seamless access to terraces and outdoor space.

Equally suited as a full-time family home or a secure "lock up and go" riverside retreat, the house offers low running costs and minimal upkeep without compromising on style or comfort.

- ♦ Contemporary townhouse with distinctive architectural design
- ♦ Prime riverside position with uninterrupted views of the Thames and weir
- ♦ Private mooring and jetty
- ♦ Floor-to-ceiling sliding doors overlooking the river on three floors
- ♦ Four bedrooms and three bath/shower rooms
- ♦ Two reception rooms
- ♦ Stunning open-plan kitchen/dining room with direct terrace access
- ♦ Utility room
- ♦ Garden and roof terrace designed for low-maintenance living

- ♦ Energy-efficient and low running costs
- ♦ Ideal "lock up and go" property or full-time family home

- ♦ Approximately 1,972 sq ft of accommodation

- ♦ Garage and allocated parking for up to two cars



SITUATION

Pangbourne is a highly regarded Thames-side village offering an excellent range of independent shops, restaurants, cafés, and everyday amenities, together with a mainline railway station providing fast services to Reading and London Paddington (within the hour).

The property is ideally positioned within a short walk of the village centre, riverside walks, and primary school, making it equally appealing for families and commuters. The area is also well known for its outstanding selection of schooling, including Pangbourne College, Bradfield College, and St Andrew's Preparatory School.

Excellent road links provide easy access to the M4 at Theale, as well as Oxford, Newbury, and Henley.

PROPERTY DESCRIPTION

The Old Boathouse is an exceptional riverside home arranged over four floors, carefully designed to take full advantage of its elevated position and spectacular outlook.

The entrance level provides a welcoming reception hall with cloakroom, together with access to the utility room and integral garage - ideal for practical day-to-day living.

From here, steps lead down to the impressive open-plan kitchen/dining room, featuring sleek contemporary cabinetry, a central island with breakfast seating, and floor-to-ceiling sliding doors opening directly onto the riverside terrace - perfect for entertaining or relaxed outdoor dining.

On the first floor, the sitting room enjoys elevated views across the Thames, with full-height sliding doors opening onto a private terrace, creating a wonderful space to unwind while overlooking the water. This floor also provides two bedrooms and a shower room.

The principal bedroom suite occupies the second floor and benefits from striking river views via full-height glazing, fitted wardrobes, and a well-appointed ensuite bathroom with both bath and separate shower. A further bedroom and cloakroom complete this level.

The top floor offers a versatile additional room, currently used as a gym, but equally suited as a home office, studio, or guest accommodation.

OUTSIDE

Approached via a private driveway serving just four properties, the house benefits from allocated parking and an integral garage.

To the rear, the landscaped garden has been designed for ease of maintenance, allowing for year-round enjoyment without the burden of upkeep. A terrace directly off the kitchen provides an ideal setting for entertaining, with steps leading down to the private mooring and jetty - offering direct access to the River Thames and a truly special waterside lifestyle.

This is a rare opportunity to acquire a distinctive and highly versatile riverside home, combining contemporary design, exceptional views, and effortless living in a prime village setting.



6A, Shooters Hill, Pangbourne, Reading, Reading, RG8 7DU

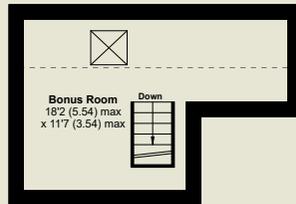
Approximate Area = 1780 sq ft / 165.3 sq m

Limited Use Area(s) = 130 sq ft / 12 sq m

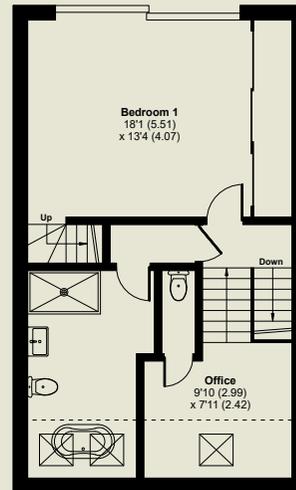
Garage = 62 sq ft / 5.7 sq m

Total = 1972 sq ft / 183 sq m

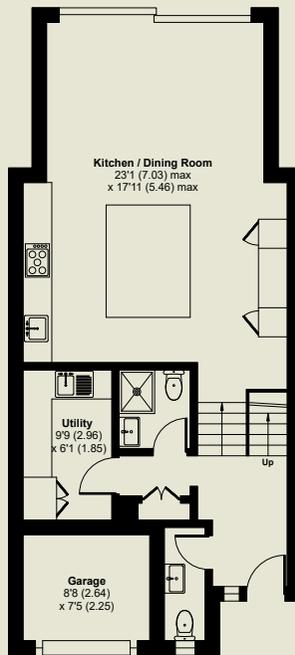
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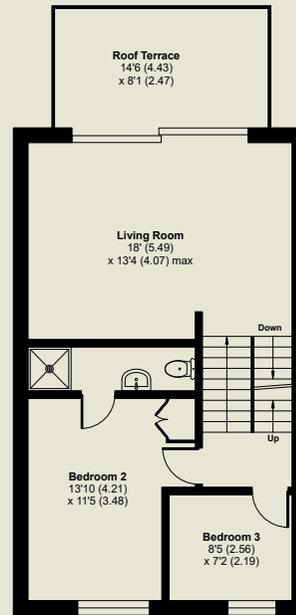
THIRD FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height





GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: C

Postcode: RG8 7DU

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

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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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

