



# 3 PANGBOURNE MEWS

PANGBOURNE ♦ BERKSHIRE

Warmingham

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Pangbourne Station - 7 minute walk ♦ 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 and times approximate)

Ideally located close to the centre of this bustling Thameside village, within easy reach of schools, shops, train station and River. A beautifully presented 2 bedroom former railway cottage.

♦ 2 Bedroom Cottage In The Centre Of The Village

♦ Sitting/Dining Room

♦ Fitted Kitchen

♦ 2 Bedrooms

♦ Family Bathroom

♦ No Chain



## 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.

Crossrail services from Reading together with the electrifying of the line significantly improve travelling times to central London destinations.

## PROPERTY DESCRIPTION

Built in 1870, 3 Pangbourne Mews is a former railway cottage comprising of 7 properties quietly tucked away within the heart of this Thameside village. Benefiting from stylish fittings throughout, entrance is into the sitting dining room which has stripped floorboards and beautiful feature Limestone fireplace. There is a useful understairs cupboard and then the room flows into the fitted kitchen. There is a back door taking you out to a small yard. Upstairs, the central landing leads to both bedrooms, 1 double and 1 single room and the bathroom is in-between. The bathroom is a white suite with bath and overhead shower. The cottage has been rewired and a new boiler installed 3 years ago.

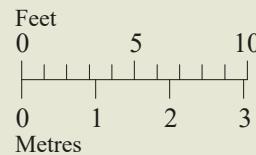
## OUTSIDE

Pangbourne Mews is approached off Reading Road and there is allocated parking for some of the cottages. A pathway in front leads to the entrance door. At the back of the cottage is a rear door providing a second access taking you down behind the properties and coming out to the side of Pangbourne Barbers. There is no allocated parking for 3 Pangbourne Mews.



## 3 Pangbourne Mews, Reading Road, Pangbourne, Berkshire, RG8 7JG

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



CREATESPACE DESIGN ref 560  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



### GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler located in the kitchen.

**Council Tax:** C

**Energy Performance Rating:** TBC

**Postcode:** RG8 7JG

**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. Pangbourne Mews will be found a short way along on the left 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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