



## CHESTNUTS

Pangbourne | West Berkshire



# Chestnuts

## Flowers Hill, Pangbourne, West Berkshire RG8 7BD

*Pangbourne & Mainline Station – 0.6 miles • Reading Town Centre – 6 miles  
Theale (M4/J12) – 5 miles • Heathrow – 37 miles • Central London – 50 miles  
(Mileages are approximate)*

A substantially built detached family house providing extensive accommodation arranged over three floors together with adjacent annexe, garaging and secluded level gardens, in all extending to approx. 0.7 of an acre, situated in prime residential private road on the edge of prosperous Thameside village with station.



### *Pangbourne*

The author Kenneth Grahame lived in Pangbourne and this area is the setting for his most famous work, *The Wind in the Willows*. The village nestles in probably the most picturesque stretch of the Thames Valley between the Chilterns and Wessex Downs within Areas of Outstanding Natural Beauty, interspersed with many historic villages.

There is a varied selection of local shops, eateries, professional and medical services and the area is well served with excellent private and state schools including St Andrews, Pangbourne College and Bradfield College.

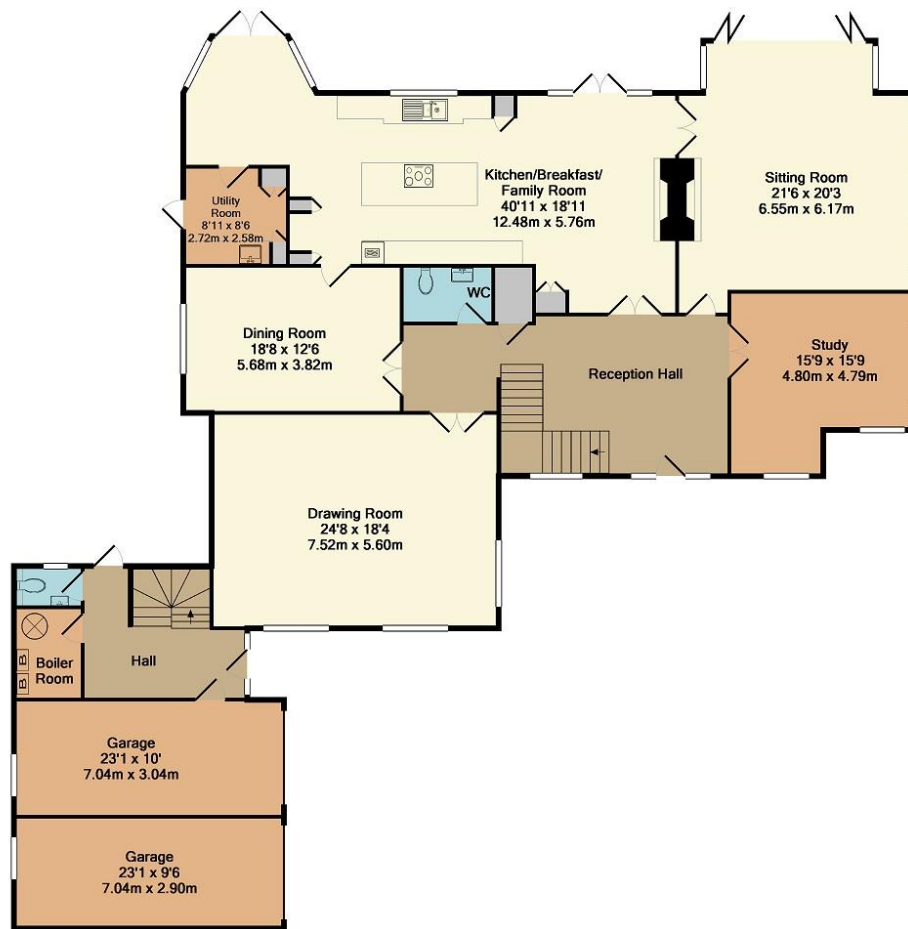
The major regional centre of Reading is only six miles distant and offers excellent shopping and leisure facilities with the Crossrail route due to open in 2019.

The motorway network can be accessed at Theale (M4/J12) with Central London being about 50 miles and Pangbourne Station provides excellent services to Reading, Paddington and Oxford.

### *Chestnuts*

A truly amazing detached family house finished to a high specification and providing a vast amount of accommodation including an attached annexe. The house has mellow brick elevations under pitched tiled roofs together with painted timber framed windows to complement. Chestnuts is the perfect house for entertaining especially in the summer where the sizeable south east facing rear garden with large terrace can be fully utilised. The property is further complemented by having a prestigious tree-lined private road address which is of walkable distance to Pangbourne station, village centre, countryside and river.

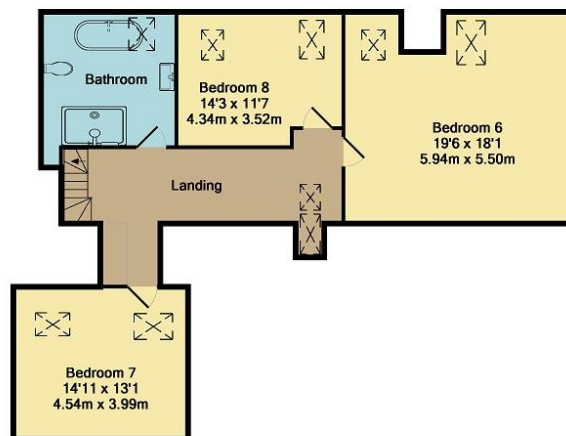




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## Approximate Gross Internal Area

House: 591.19 Sq.M. 6,363.51 Sq.Ft.  
Garage: 41.81 Sq.M. 450.50 Sq.Ft.







Main House: Reception Hall, Cloakroom, Drawing Room, Sitting Room, Dining Room, Study, Kitchen/Breakfast/Family Room, Utility Room, Galleried Landing, Master Bedroom Suite with Bath/Shower Room & Dressing Room, Four further Bedrooms on First Floor (all with En-suite Facilities), Second Floor with Three additional Bedrooms & Bath/Shower Room. Annex: Hall, Cloakroom, Boiler Room, First Floor Living Area/Bedroom with Kitchenette & Shower Room. Extensive Driveway Parking, Double Garage, Mature Private Gardens, Approx. 0.7 Acre Plot.

**Price: £2,400,000**

### Accommodation

As illustrated on the accompanying floor plan and featuring the following:

- Gas fired central heating (underfloor & radiators)
- Pressurised hot water system
- Painted timber framed double glazed windows plus a number of double glazed Velux roof windows
- Luxury well-equipped fitted kitchen/breakfast/family room
- Modern white bath/shower suites
- Fabulous oak balustraded staircase with railing
- Intruder alarm system
- Excellent built-in/fitted wardrobe/cupboard storage space
- Range of tiled and wooden floor surfaces
- Quality panelled internal doors with contemporary fittings
- Smooth ceilings featuring cornices and recessed low voltage lighting

### Outside:

**Garaging:** Attached double garage currently arranged as two separate single garages each with up and over door, power and lighting. The right hand garage has a door to the annexe.

**Gardens:** The plot measures about 0.7 of an acre and is approached via private tree-lined road. The front garden features an extensive gravel driveway together with brick pillared entrance gates and several chestnut trees. The rear garden is predominantly laid to a large expanse of virtually level lawn and enjoys a sunny south easterly aspect as well as seclusion. The back garden also hosts a variety of trees and a sizeable paved terrace.

**Energy Performance Rating:** The full results of the Energy Performance Assessment can be supplied upon request.

**Services:** Mains electricity, water, gas and drainage are connected.

**Local Authority:** West Berkshire Council, Market Street, Newbury.

**Council Tax:** Payable for the year 2018/19 - £3,558.24 (Band H).

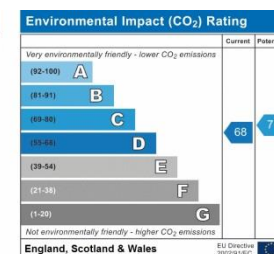
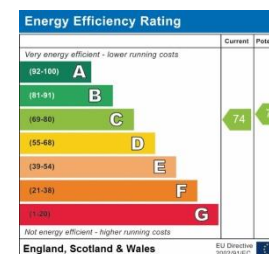
**Tenure:** Freehold.

**Post Code:** RG8 7BD.

**Directions:** From the centre of Pangbourne proceed on the A340 out of the village towards Theale and Flowers Hill is the fourth turning on the right. Turn into Flowers Hill whereupon Chestnuts will be found as the first property on the left hand side.







#### Misrepresentation and Misdescriptions Acts

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