

1 THE GRANGE

GUIDE PRICE

£1,300,000



The principle wing of a magnificent Victorian house

ADDRESS 1 The Grange
Flowers Hill
Pangbourne
RG8 7BD

LOCAL The Swan, Pangbourne
The Royal Oak, Yattendon
The West Berkshire Brewery, Frilsham

TOWNS & TRAIN STATIONS Pangbourne centre 0.5 miles
Reading 5 miles
Newbury 20 miles
Pangbourne Station 0.7 miles ⇌
London Paddington from 41 mins

THE
COUNTRY
HOUSE
DEPT.

51°28'39.2"N 1°05'27.4"W



ABOUT THIS HOUSE

GENERAL

5 BEDROOMS	SERVICES	Mains gas, water, electricity and drainage
2 BATH/SHOWER ROOMS	EPC	E
2 RECEPTION ROOMS	COUNCIL TAX	G
	LOCAL AUTHORITY	West Berkshire 01635 551111

HOUSE AND GROUNDS

1 The Grange is a stunning period house, located on one of Pangbourne's most sought after roads. Originally built in 1895 for the Greek entrepreneur Andreas Koutsabeloulis, the property was split into three parts in the mid 1900's with No 1 retaining the original and grand front of the property.

A Victorian House built in the middle of the Arts and Crafts movement, 1 The Grange is a magnificent period house with many attractive and stand out features. There is a real sense of arrival, with a grand front door, complete with a domed hood and a stunning lead lined half-moon window above, which opens up into a wood panelled entrance hall that is simply magnificent. Being the original front of the house, it was designed to impress guests, and the effect is as apparent today as it would have been at the turn of the last Century.

The substantial drawing room is another highlight, which retains its original wood panelled walls, stunning floorboards and ornate period fireplace. This room is bathed in morning sunlight through the large bay, stone mullioned window.





ABOUT THIS HOUSE

HOUSE AND GROUNDS (CONTINUED)

Whilst awash with characterful period features, the property has been maintained to a high standard and is ideally suited for modern living and includes a beautiful hard wood kitchen by Neptune. There is a large and useful lower ground floor, which is currently used for laundry, storage and workshop space, but has the potential to be converted for other uses.

The five bedrooms all retain lovely period features including original fireplaces and door furniture. Currently, the fifth bedroom is used as a study. The garden is private, immaculately kept and includes a stunning terrace area. There is a large gravelled parking area at the front of the house as well as a large two bay garage.

1 The Grange is a superb period house in an enviable position within Pangbourne.





ABOUT THIS AREA

OUR THOUGHTS ON PANGBOURNE

Pangbourne is a highly sought after and bustling Thames side village with a number of shops, café's and restaurants as well as the railway station which makes this picturesque Berkshire village ever popular for those wishing to commute to London or anywhere within the Thames Valley. Positioned within the North Wessex AONB, Pangbourne sits on the edge of the Berkshire Downs, with the River Thames running through the centre of the village, making this an idyllic spot with inexhaustible options for lovers of the outdoors. There are a number of superb artisan shops including Greens butchers, The Pangbourne Cheese Shop and Birch Bread to name a few. Additionally, there are excellent café's and restaurants all within walking distance of Springfields, as well as a wide selection of fantastic pubs in Pangbourne and the surrounding villages.

Newbury, Reading and Oxford are all within striking distance and the property is also well positioned for the M4, with Junction 13 only 5 miles away. Crossrail, which is due to be completed soon, will provide a fast connection from Reading to The City. There is a wide choice of excellent schooling, both state and private.





Entrance hall



Sitting room



Kitchen

A magnificent period house with many attractive and stand out features.





Landing



Dining room

Beautiful light interiors



Bedroom





Bedroom



Landing



Bathroom

Magnificent views from the top floor over the Pang Valley





Terrace



Garden



1 The Grange

Immaculate and beautifully designed garden



FLOOR PLAN

322 sq m / 3,569 sq ft

TOTAL

305 sq m / 3,275 sq ft

MAIN HOUSE

27 sq m / 294 sq ft

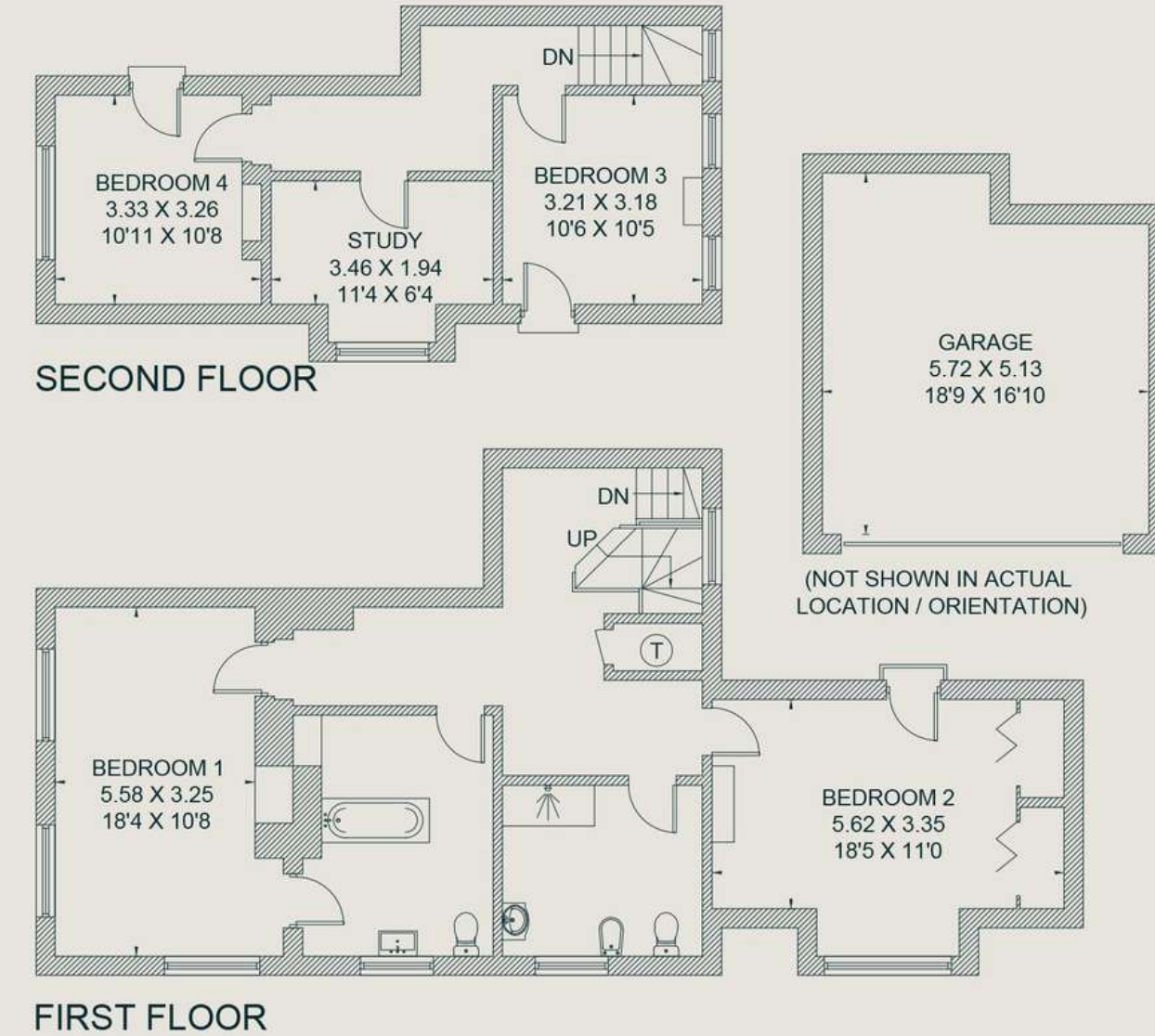
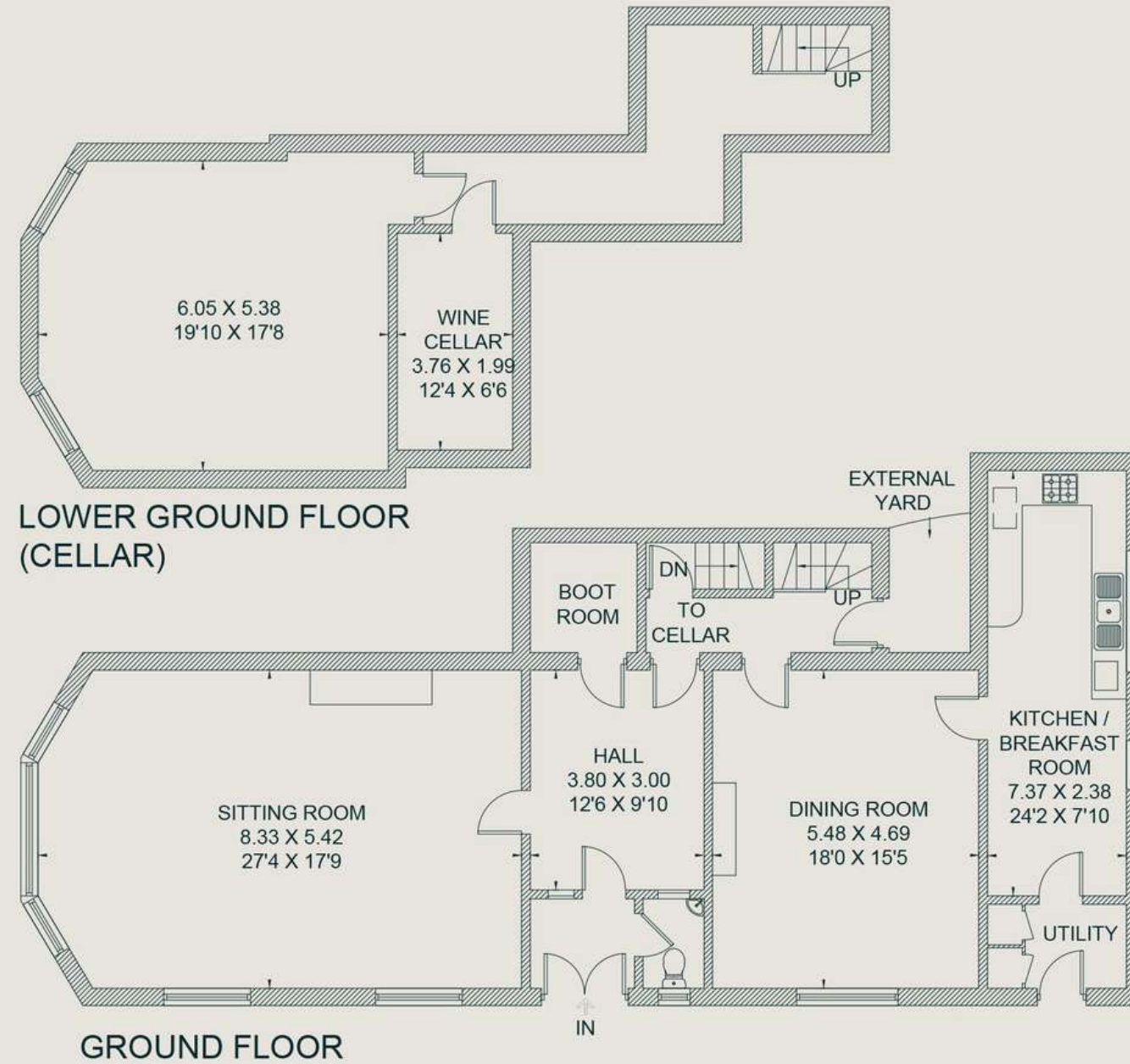
GARAGE

For identification purposes only.

Approximate Floor Area = 305 sq m / 3275 sq ft

Garage = 27 sq m / 294 sq ft

Total = 332 sq m / 3569 sq ft



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AREA GUIDE

Berkshire

51°28'15.3"N 1°08'36.5"W

WALKING **Basildon Park**

Walk around four different trails through 400 acres of parkland and Woodland.

EATING OUT **The Hind's Head, Bray**

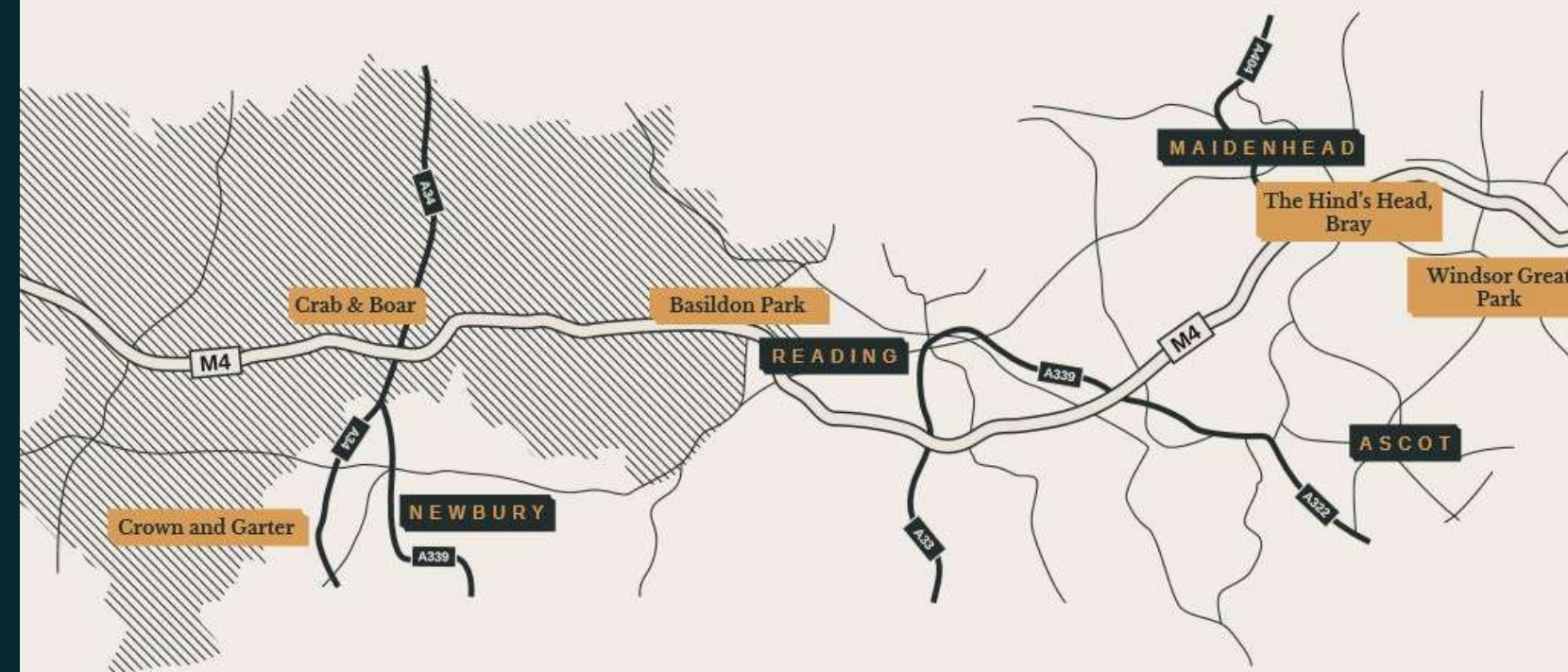
Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

EVENT **Royal Ascot**

Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

DAY OUT **Windsor Great Park**

A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.



Windsor Great Park

SPOTLIGHT

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either, with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside inn and Heston Blumenthal's Fat Duck and The Hind's Head.



Basildon Park

THE
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