

# 14 THAMES AVENUE

PANGBOURNE • WEST BERKSHIRE



BLACK CYGNET

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PANGBOURNE • WEST BERKSHIRE

*A beautifully renovated and extended Victorian terraced house with excellent reception and entertaining space on the ground floor situated on a no-through road in the heart of this popular village.*

Reception hall • Sitting room • Kitchen/Dining room  
• Family room • Utility • Cloakroom

Master Bedroom suite • Two further bedrooms  
• Family bathroom

Fourth bedroom • Cloakroom

Studio • Store

Glorious south facing gardens



## Property Description

14 Thames Avenue is a handsome Victorian terraced house which over the last few years the current owners have tastefully renovated including a side extension to create a stunning kitchen/dining/family room with doors opening out into the rear garden, a utility room and the addition of a separate home office/gym. The separate sitting room has a pretty bay window and a wood burning stove.

From the hall, stairs rise to the first floor with the main bedroom and two further bedrooms and a family bathroom. A second staircase takes you up to the top floor where the fourth double bedroom can be found along with a cloakroom.

The south facing gardens lie at the back of the house and are mainly laid to lawn, and at the far end there is a newly built home office/gym and store.

There are two lovely terraces, one leading out from the kitchen and another at the top of the garden by the home office.

## Pangbourne, West Berkshire

14 Thames Avenue is situated on Thames Avenue which is a much sought-after residential road close to the centre of Pangbourne and within easy walking distance of all the shops, cafes, pubs, restaurants and main line train station.

Pangbourne has an excellent range of local amenities, shops and facilities, including a Co-Op supermarket, WH Smith, Post Office, high class Butcher, specialist Cheese shop, Costa Coffee, Kiki & Bow, Bagatelle Clothing, Ruby & Grace florist, Library, an impressive Health Centre, Dentist, Opticians, together with Traditional Inns, Restaurants and Hotels including The Elephant formerly The Copper Inn.

Transport links by both rail and road are excellent. The M4 (J12) is just 6 miles away providing access to London and its airports. There is also a mainline station providing fast commuter services to Reading (8 minutes) and up to Paddington (25 minutes).

Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

There are a number of highly regarded state and independent schools within easy reach of the house including Harriett House Montessori School, St Andrew's Preparatory School, Elstree Preparatory School, Brockhurst & Marlston House Preparatory School, Bradfield College, Downe House, Pangbourne College, St Helens and St Katherines and Abingdon School.



## Services

- Mains water, gas, electricity and drainage.
- BT Superfast Fibre 2 broadband is available at the property.
- Council tax – Band E 2020/2021 £2,348.35
- Local authority: West Berkshire Council. Telephone 01635 551111
- Postcode: RG8 7BU

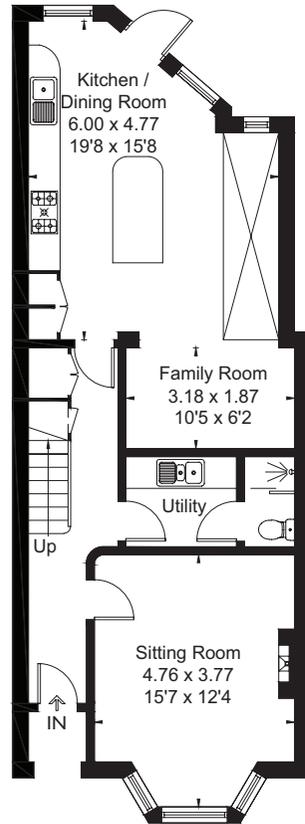
## Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

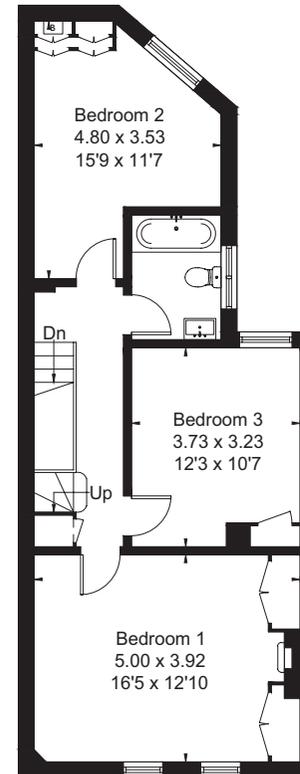
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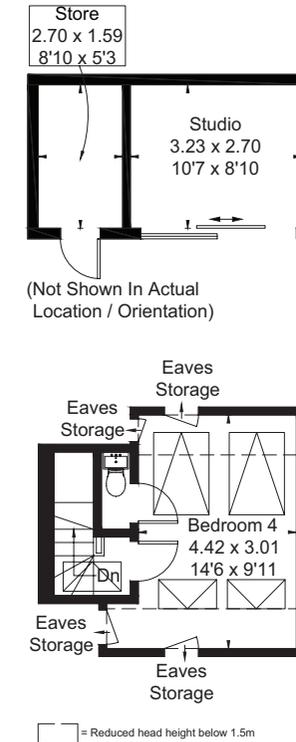
Approximate Area = 142.3 sq m / 1532 sq ft  
 Store / Studio = 13.5 sq m / 145 sq ft  
 Total = 155.8 sq m / 1677 sq ft  
 Including Limited Use Area (7.5 sq m / 81 sq ft)



Ground Floor



First Floor



Second Floor



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### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.