



Chestnuts, Flowers Hill, Pangbourne

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Chestnuts, Flowers Hill, Pangbourne, RG8 7BD

A considerable, modern house with annexe accommodation offering nearly 7,000 sq ft of accommodation across three floors on a 0.7 acre plot

Pangbourne Station 0.7 miles (London Paddington 38 mins), M4 (J12) 5 miles, Reading 6.5 miles, Oxford 22.8 miles, London Heathrow Airport 35.8 miles, Central London 49.7 miles

Storm porch | Porch | Entrance hall | Reception room | Drawing room | Office | Cloakroom | Kitchen/breakfast room | Dining room | Utility | Principal bedroom with walk-in wardrobe and en suite bathroom | 4 Additional bedrooms with en suite bath/shower rooms | 3 Further bedrooms | Family bathroom | 2 Garages | Annexe with entrance hall, kitchen, cloakroom and shower room | Gardens | Land EPC rating C

## The property

Constructed 20 years ago, Chestnuts is an imposing, three storey, modern home with spacious accommodation set back in its generous plot behind electric gates on a sought-after residential road which is conveniently close to a village high street and London bound station. The floors appear to be of concrete construction for beneficial noise reduction with individually controlled underfloor heating in each room, radiators on the top floor, carpets in the bedrooms and a combination of stone and wooden flooring downstairs.

The large entrance hallway has incredible ceiling height owing to a galleried landing. The extensive kitchen overlooks the garden with two sets of external double doors, a designated kitchen dining area and space for informal sofa seating. It includes high-end units with stone worktops, integrated appliances and a large feature, central island. A utility/laundry

room exits at the far end of the kitchen with an external side door. A formal dining room can be accessed from the hall or more conveniently when entertaining, via the kitchen. At the opposite end of the kitchen is a great, family reception room with a fireplace and bi-fold doors out to the garden. In addition to fairly large study with double doors is a fairly vast 470 sq ft, front facing drawing room and finally a downstairs, guest toilet.

A sweeping, wooden staircase leads up to the first floor with its wide galleried landing where there are five double bedrooms, all with en-suite bathrooms and notable for a highly impressive principal suite measuring over 450 sq ft, served by a large en-suite complete with shower and separate bath tub, which in turn leads through to a dedicated dressing room with in-built wardrobes. A second, smaller staircase then leads up to a not insignificant 2nd floor containing three further bedrooms, making 8 in total, served by a large bathroom. This 2nd floor has plenty of possibilities depending on requirements, with potential for these three rooms to serve as a gym, playroom and home cinema.

## Outside

The south facing rear garden is flat and majority laid to grass with mature borders, with thick hedging and specimen trees offers a good degree of privacy. A deep paved terrace runs along the entire rear of the house with direct access from the kitchen and family room and includes a large wooden pergola that has fixings for a canvass roof and drapes for shade or potential for climbing plants to be grown. There is also a good fruit bearing Apple tree that the family has enjoyed during their ownership. The house sits nicely back in its 0.7 acre plot behind brick and flint walls with tall mature trees. Access is via secure electric gates opening onto a very large shingle driveway providing parking for a significant number of vehicles in addition to a modern double garage. The front door entrance also has a large storm porch.

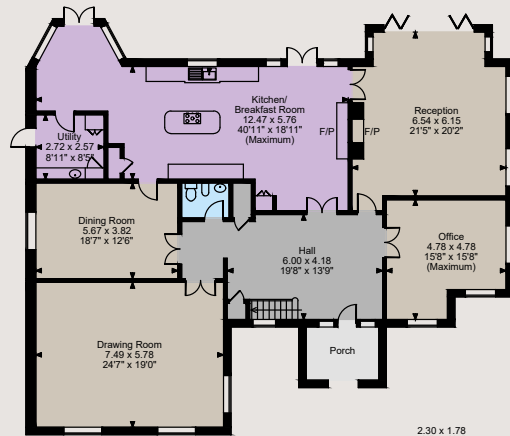
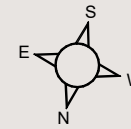
## Directions

What3words:///mourner.peroxide.pulps - brings you to the driveway

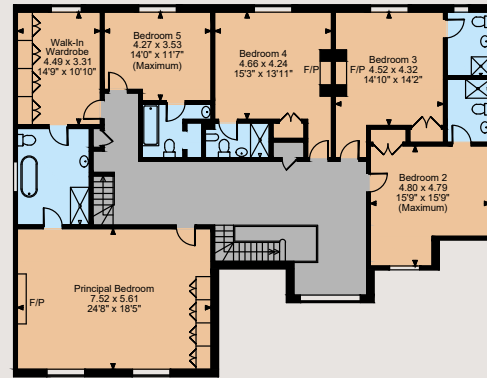




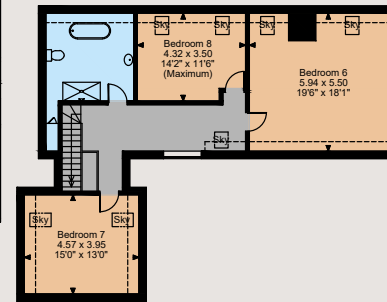
Chestnuts Flowers Hill, Pangbourne  
 Main House internal area 5,744 sq ft (534 sq m)  
 Garages internal area 473 sq ft (44 sq m)  
 Annex internal area 571 sq ft (53 sq m)  
 Total internal area 6,788 sq ft (631 sq m)



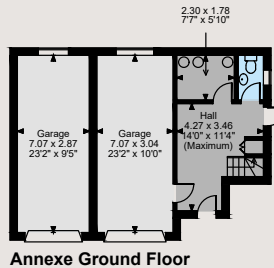
Ground Floor



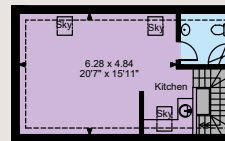
First Floor



Second Floor



Annexe Ground Floor



Annexe First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Location

The residence is located on a sought-after residential road under half a mile from Pangbourne High Street. The village enjoys a range of amenities, including a doctors surgery, public houses, restaurants, independent traders such as a butchers and specialist cheese shop, a Co-Op and coffee houses. There is an excellent range of independent schooling in the locality, such as Pangbourne College, St. Andrews, The Oratory, Cranford, Moulsoford and Bradfield College. The mainline railway station offers services to London Paddington within the hour as well as connecting to the high speed Elizabeth Line via Reading and there's quick access to the M4 for access to Reading, London and Heathrow.

## General

**Local Authority:** West Berkshire Council  
**Services:** Mains Electric, gas, water, drainage and central heating.

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £2,650,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Pangbourne

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