



PANGBOURNE ROAD, READING, BERKSHIRE, RG8 8LR  
**£675,000 FREEHOLD**

## THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE WITH LARGE GARDENS SITUATED IN A QUIET LOCATION

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## DESCRIPTION:

Honeycroft Cottages boasts a spacious driveway leading to a welcoming lobby. The sitting room exudes character with its exposed beams and a large Inglenook fireplace, offering a warm and inviting atmosphere. The dining room, also with exposed beams, connects seamlessly to the kitchen, which has a back door leading to the garden. For added convenience, a utility room and a downstairs bathroom are also available. Upstairs, there are three bedrooms, including the master suite, which features fitted wardrobes, a separate dressing area, and an ensuite bathroom with both a bath and a separate shower. The other two bedrooms share a cloakroom for added practicality. Planning approval was granted on June 23, 2008, (currently lapsed; reference 08/01158/House on West Berkshire Council website) for a two-storey extension to the rear which would expand the kitchen into a larger kitchen/breakfast room, provide a separate utility room, and add an extra cloakroom on the ground floor. The upper level extension would create a fourth bedroom and an additional bathroom. However, this approval has now lapsed, and a new application would need to be submitted. Outside, the front of the property features a shingled driveway leading to an integral garage on the left-hand side. The rear garden offers a large grassy area with beautiful views and is home to fruit trees, providing a tranquil outdoor retreat.

## AT A GLANCE

- Three bedroom character cottage
- Sitting room with Inglenook fireplace
- Dining room with exposed beams
- Master bedroom with fitted wardrobes, separate dressing area, and ensuite bathroom
- Separate utility room
- Integral garage with spacious driveway for parking
- Large private gardens with summerhouse building
- Previous planning approval for a 2-storey extension to the rear
- No onward chain

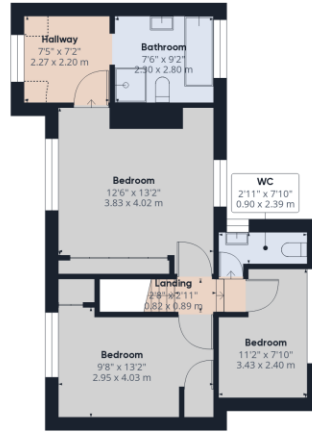








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1077.25 ft<sup>2</sup>  
 100.08 m<sup>2</sup>

**Reduced headroom**  
 7.43 ft<sup>2</sup>  
 0.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

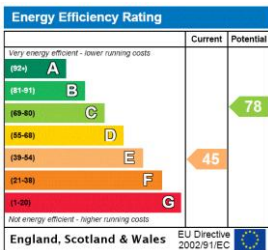
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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