

DUNHEVED, CEDAR DRIVE, Pangbourne, Reading, Berkshire, RG8 7BH

£2,000,000

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A country house space, village life and room to bring everyone together

Tucked away along a peaceful no-through road, yet within walking distance of Pangbourne's independent shops, riverside and railway station, Dunheved offers a rare balance: the privacy and proportions of a substantial country house with the pleasures of village life close at hand.

Rebuilt and extended in 2013 to an impressive specification, this individual six-bedroom home extends to approximately 6,000 sq ft and stands within beautifully landscaped grounds of approximately 0.423 acre. Its accommodation unfolds across three floors, giving family and friends space to come together, as well as quieter places to work, study or retreat.

Dunheved is a house for every season. In summer, gatherings spill from the kitchen and conservatory onto the broad garden terrace. In winter, the open fires bring warmth to the drawing and dining rooms. Upstairs, a spectacular games and music room provides a setting for celebrations, performances and time spent together.

The open-plan kitchen, dining and living space is made for both the everyday and the occasion: breakfast bar around the island, friends talking while supper is prepared, and family celebrations that continue well into the evening.

The kitchen combines generous working space with thoughtful practical detail. Corian work surfaces, two sinks and an extensive range of integrated appliances include NEFF appliances, an induction hob, warming drawer, Fisher & Paykel fridge-freezer and wine storage. A substantial walk-in pantry offers further space and has hot and cold water connections.

Beyond the kitchen, the conservatory draws the garden into the house. Two sets of bi-fold doors open onto the rear terrace, making it easy to move outside for barbecues, long lunches and summer parties.

The principal reception rooms provide different places to gather. The drawing room and dining room share an open wood fire, while the sitting room with own fireplace and snug offer more informal space. Large windows bring in natural light and frame views across the gardens and surrounding countryside.

An imposing reception hall introduces the scale of the house and connects its principal rooms. The ground-floor bedroom accommodation gives Dunheved particular flexibility.

The principal suite enjoys a private position, with a dressing room, fitted wardrobes and a generous en-suite bathroom with both a bath and walk-in shower. French doors open onto the front garden terrace: a lovely spot for morning coffee or a drink at the end of the day.

Two further ground-floor rooms can adapt as needs change. One is currently used as a study but could return to use as a bedroom. The other bedroom has an en-suite bathroom with Jack and Jill access from the reception hall. Together, they offer options for guests, multi-generational living or anyone who would value substantial bedroom accommodation on one level.

The magnificent first-floor games and music room is one of Dunheved's defining spaces. Exposed beams, wood flooring and galleries overlooking the reception rooms below give it a sense of occasion, while generous natural light makes it just as inviting during the day.

The current owners have a grand piano here and have welcomed friends and family for Christmas carol gatherings.

It is easy to imagine the room hosting many other occasions, or becoming a music studio, cinema, family games room or entertaining space with room for a snooker table.

A separate television and playroom gives different generations their own space. Three further bedrooms, a family bathroom and a spacious landing complete the first floor.

The lower-ground floor extends to approximately 1,200 sq ft and has its own entrance. It includes a large office, boot room, utility room, shower room with WC, boiler room, a generous storage room and direct access to the integral double garage.

With accommodation arranged on one level, this part of the house offers potential for a self-contained annexe, subject to any necessary consents. It could equally serve as a private office suite, gym or studio, or provide space for older children, relatives or guests.

The double garage has electric up-and-over doors, and the broad driveway provides ample parking for family and visitors.

Dunheved stands within approximately 0.423 acre of mature, thoughtfully landscaped grounds. To the rear, a wide terrace runs across the house, extending the main living spaces outdoors and providing a natural setting for summer lunches and evening entertaining.

Beyond the terrace, established lawns are framed by flowering trees, mature shrubs and carefully planted borders. A dedicated brick barbecue area, two garden sheds and a summerhouse overlooking the lawn add to the garden's appeal. Wraparound composite decking at the front and side offers further places to sit as the light changes through the day.

For all its convenience, Dunheved feels peaceful, private and secure, with space for children and pets to enjoy the outdoors.


COVENT
GARDEN

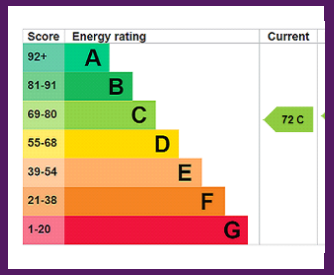






KEY FEATURES

- Individual six-bedroom country house offering approximately 6,000 sq ft of flexible accommodation across three floors.
- Superb open-plan kitchen, dining and living space opening through the conservatory onto the garden terrace.
- Drawing room and dining room with open wood fires, plus a separate sitting room and snug.
- Ground-floor principal suite with dressing room, en-suite bathroom and French doors onto the front terrace.
- Further ground-floor bedroom accommodation suited to guests or multi-generational living.
- Approximately 1,200 sq ft of lower-ground-floor space with its own entrance and potential for an annexe, subject to consents.
- Significant storage space throughout the house and an integral double garage with electric doors with generous driveway parking.
- Magnificent first-floor games and music room, ideal for entertaining, celebrations or family time.
- Beautifully landscaped grounds of approximately 0.423 acre, with lawns, mature planting and a summerhouse.
- Peaceful no-through road setting within walking distance of Pangbourne's shops, riverside and railway station with excellent access to Reading, London and the M4.



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Lower Ground Floor



Ground Floor



First Floor

Internal total area(1)

543 m²

5844 ft²

Balconies and terraces

115.2 m²

1240 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

Calculations reference RICS IPMS 3C standard.
Measurements are approximate and not to scale.
This floor plan is intended for illustration only.

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LOCATION

Pangbourne is one of the Thames Valley's most desirable villages. The attractive village centre has a thriving community offering a wonderful combination of riverside walks, independent shops, excellent schools and convenient connections to Reading and London, making Pangbourne particularly well suited to family life.

The River Thames plays an important part in village life. Residents can enjoy walks through the riverside meadows and along the Thames Path, while local leisure facilities include tennis courts, playing fields, a bowling club and the Adventure Dolphin centre, which offers activities such as canoeing and climbing.

Pangbourne railway station provides direct services to Reading and London Paddington, with access to the Elizabeth Line at Reading. The M4 at Junction 12 is also within easy reach, providing excellent road connections to London, Heathrow Airport and the wider motorway network.

Dunheved is well placed for a wide choice of schools. Pangbourne College is within walking distance, whilst Bradfield College, St Andrew's Preparatory School, Brockhurst & Marlston House, The Oratory School, Downe House, Cranford House and Moulsford Preparatory School are within easy reach.

Pangbourne Primary School is in the village. Bus collection points in Pangbourne serve Bradfield College, Abingdon School and St Helen & St Katharine School. Reading School and Kendrick School can be reached by train. Bus collection points in the village also serve a number of leading schools in Abingdon and Reading.

Nearby attractions include Beale Wildlife Park, particularly popular with younger families, and Basildon Park, a magnificent National Trust country house surrounded by extensive parkland.

With its strong community, beautiful riverside setting and excellent transport links, Pangbourne offers an enviable village lifestyle within easy reach of Reading and London.









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