



SHEFFIELD CLOSE, PANGBOURNE, BERKSHIRE, RG8 7GD.

**£1,895,000 FREEHOLD**

## WONDERFUL 'MILLGATE' HOME WITHIN 10 MINUTE WALK OF PANGBOURNE TRAIN STATION

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#### DESCRIPTION;

Nestled at the end of a quiet cul-de-sac and occupying one of the most sought-after plots within this exclusive development, Sheffield Close presents an exceptional opportunity to acquire an impressive Millgate-built family home. Offering over 3,700 sq ft of luxurious living space across three thoughtfully designed floors, this stunning property enjoys an enviable position with far reaching views over the beautiful local countryside. A grand hallway greets you & leads into the magnificent L-shaped open-plan "super room," that forms the heart of this elegant home. The kitchen is a true masterpiece, featuring handcrafted and hand-painted cabinetry by Charles Yorke, complemented by gleaming granite worktops and integrated appliances. The central island offers generous storage, along with a four-seat breakfast bar that provides the perfect spot for informal dining. The ground floor also includes a bright and airy double-aspect dining room, a cozy family snug/study, and a convenient downstairs WC. Upstairs, the first and second floors are home to five generously proportioned bedrooms, three of which are served by luxurious en-suites from Villeroy & Boch. A spacious family bathroom is also found on this level. Four of the five bedrooms feature bespoke built-in wardrobes. The property boasts a triple width garage and ample space to park up to six cars on the sweeping block-paved driveway. Above the garage is a self-contained annexe, accessed via an external staircase. Currently utilized as a fully equipped gym, this versatile space could easily be converted into a home office, studio, or additional living accommodation in the future. Externally, the property benefits from beautifully landscaped gardens with a charming summer house to further enhance the outdoor space.

#### AT A GLANCE

- Gym/Studio/Annex above the triple Garage
- Five double bedrooms
- Three fabulous 'Villeroy & Boch' en-suites
- Very impressive 'Charles Yorke' kitchen/super room
- Delightful rear aspect views & outlook
- Walk to the train station in 10 minutes
- Superbly presented family home
- Great schools close by















Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

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**Approximate total area<sup>(1)</sup>**  
3572.64 ft<sup>2</sup>  
331.91 m<sup>2</sup>

**Reduced headroom**  
45.31 ft<sup>2</sup>  
4.22 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.

GIRAFFE 360

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.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band House:** H

**Council Tax Band Studio:** A

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