



Winkworth

SHEFFIELD CLOSE PANGBOURNE, READING, BERKSHIRE, RG8 7GD

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7 Sheffield Close, Pangbourne, Reading, Berkshire, RG8 7GD Freehold

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A STUNNING HOME IN PANGBOURNE.

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.

The ground floor greets you with a grand hallway, leading into the magnificent L-shaped open-plan "super room," a superb space 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.

Situated between two distinct lounge areas, the kitchen enjoys an open connection with both spaces: one features a striking built-in TV unit, while the other, a more tranquil area, boasts a beautiful marble fireplace with a gas fire and hearth. Adjacent to the kitchen is a separate utility room, which offers both high and low-level storage units, along with convenient rear garden access.

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, offering ample shelving, drawers, and hanging space for ultimate convenience.

The property boasts a triple-width garage, with remote

control operation 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.

In terms of security, the property is equipped with a fully approved alarm system and a comprehensive fire detection system. A multi-room audio and TV system, including CCTV, provides modern convenience, allowing for remote access and operation.

Externally, the property benefits from beautifully landscaped gardens, mainly laid to lawn with a variety of flower borders containing mature shrubs. A charming summer house and a large storage shed further enhance the outdoor space, offering both relaxation and practicality.

Completed in December 2019, the property is still under the NHBC warranty, ensuring peace of mind for its new owners.



SHEFFIELD CLOSE

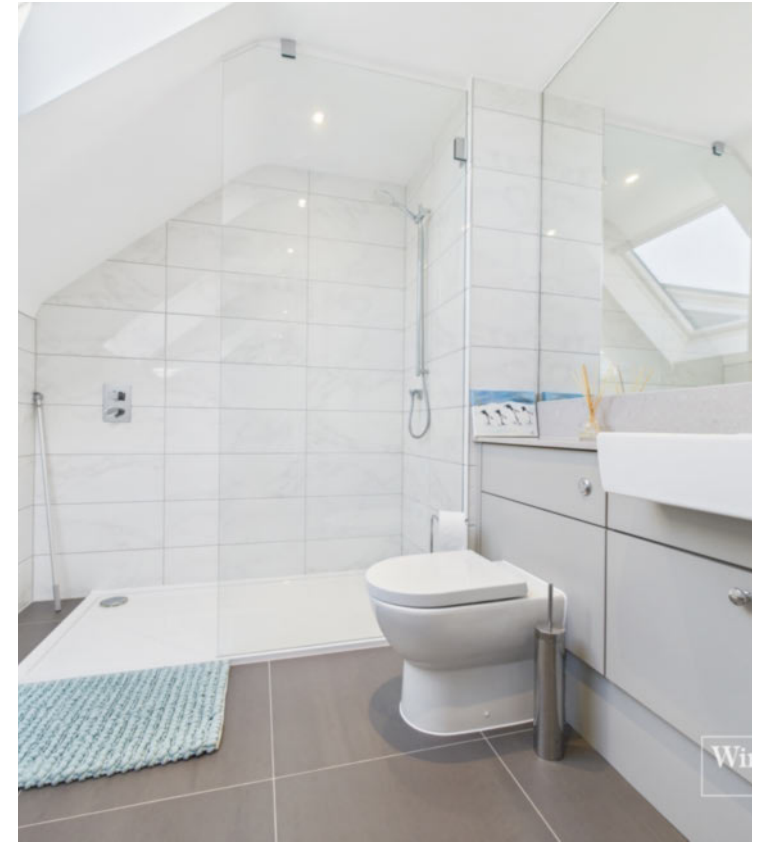
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div>Winkworth</div>
 <p>Floor 2 Building 1</p>	 <p>Ground Floor Building 2</p>	<div>Approximate total area¹⁾</div> <div>3572.64 ft²</div> <div>331.91 m²</div> <div>Reduced headroom</div> <div>45.31 ft²</div> <div>4.22 m²</div>
(1) Excluding balconies and terraces		
<div>Reduced headroom</div> <div>Below 5 ft/1.5 m</div>		
<div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>		
 <p>Floor 1 Building 2</p>		





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Located just a short five-minute walk from the heart of Pangbourne village, you can enjoy the many shops, restaurants, and cafés, along with easy access to the River Thames and a range of picturesque countryside and riverside walks. The local station is just a ten-minute walk away, providing fast and direct train services to London Paddington, Oxford, and Reading. Pangbourne is also a mere ten-minute drive to junction 12 of the M4, offering excellent road links.

There is an excellent choice of schools in the area, including Pangbourne College, Bradfield College, and St Andrews Prep School, with additional bus pick-up points for various independent and grammar schools.

For those who enjoy outdoor pursuits, the Thames Path National Trail, Basildon Park National Trust, and Beale Wildlife Park are all located nearby, offering a wide range of leisure activities



Winkworth Reading

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