



# Breedons Court

Pangbourne Berkshire



Cover: The River Thames at Pangbourne. Above: The Riverside at Pangbourne.

An exclusive development  
of just 14 luxurious two and  
three-bedroom houses and  
apartments set in landscaped  
surroundings in the historic,  
riverside village of  
Pangbourne in Berkshire.

**Beechcroft**  
Award winning homes for the over 55s

**Breedons Court**  
Pangbourne Berkshire





Breedons Court, a delightful development of just 14 luxurious new homes, is located on Breedons Hill, within a few minutes' walk of the High Street in the attractive riverside village of Pangbourne. The development certainly offers plenty of choice to home buyers over the age of 55. There are two

lodge cottages, each with three bedrooms and a collection of two and three-bedroom apartments, duplexes and houses that overlook the attractively landscaped grounds. Internally, each elegant new home includes generously-proportioned living space; a drawing room, separate well-equipped

kitchen, at least two bedrooms, an en-suite and a stylish bathroom. In addition, many homes also include a study, sun room, studio and /or a balcony. Every home features the high level of specification that has earned Beechcroft its enviable reputation.

# Perfect places perfectly placed







Founded in 1984 to focus on the creation of developments of character and quality to suit the needs of a growing population of over 55s, Beechcroft has, over the years, gained an enviable reputation for its high quality housing.

Beechcroft selects the best locations in some of the most attractive villages and small towns in Southern England. Each development is built and finished to Beechcroft's award-winning standards and each home, whether new build or conversion, provides spacious, flexible living accommodation designed according to Beechcroft's principle of creating fewer rooms rather than less space. Hallways, staircases and landings and generously-proportioned, principal rooms are able to accommodate larger pieces of family furniture and, in homes with two or more bedrooms, each is a double room.

Each Beechcroft development also offers something 'special' from extensive landscaped gardens to attractive water features or a private swimming pavilion.

Beechcroft homes are ideal for those looking to move from a large, family house to a more manageable home or for those looking for a 'lock up and leave' property that will enable them to travel or spend time abroad.

Charter Place, Witney



# Beechcroft

Award winning homes for the over 55s



Pangbourne is a pretty Thameside village with excellent day-to-day facilities and a thriving community. In a sought after location, it combines wonderful countryside and beautiful riverside with the added convenience of access to London (road or rail).

The village itself dates back to Roman times with the name Pangbourne meaning 'Paega's People's Steam' showing it has had settlers since the Saxons. Breedons Court is conveniently situated within a few minutes' walk of the High Street, which has plenty to offer.

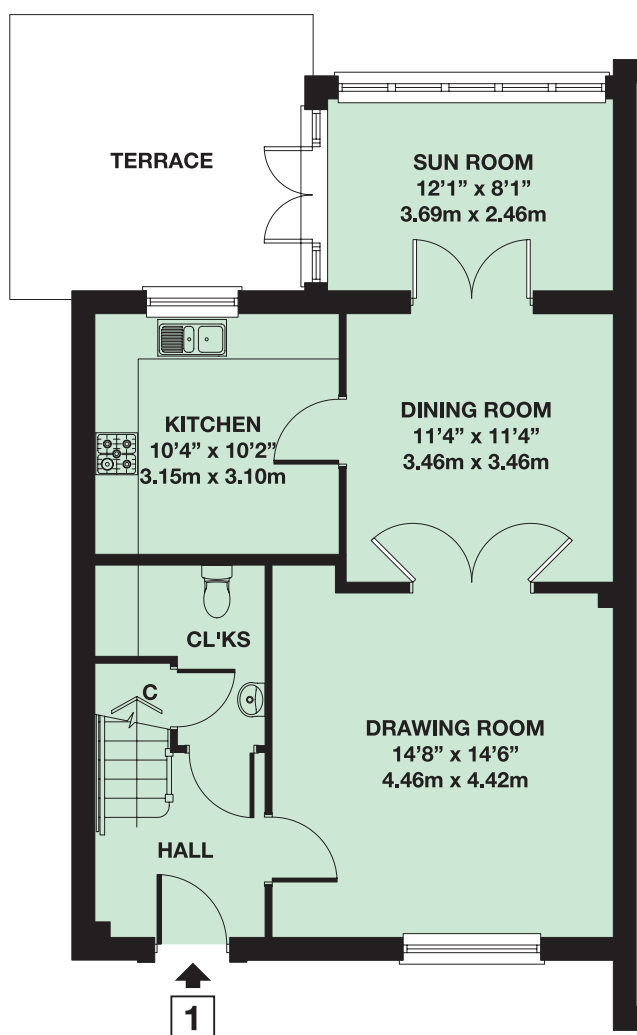
- The excellent range of local shops includes a supermarket, post office, a bakery, florist, delicatessen, a specialist cheese shop, award-winning butchers, an organic market, hardware store, antiques and gift shop, an off-licence, petrol station and branches of several national banks.
- In nearby Wallingford or Tilehurst there is a large Waitrose or heading towards Reading there is a Sainsbury's superstore.

- Traditional pubs include the Cross Keys with the river Pang running through its garden, The Swan which has a terrace overlooking the Thames and weir and a village bar in the George Hotel, once a 17th Century Coaching Inn. Several restaurants within the village offer a range of international cuisine.
- The Boat House doctors' surgery can be found on Whitchurch Road. The dental surgery is in the High Street and there is a pharmacy in The Square.
- Village activities include a performing arts group which stages plays and musical events, an art group, china painting group, choral society, camera club, scrabble club and, of course, a branch of the Women's Institute. St James the Less church in the centre of the village holds regular services.
- The village library is located in Reading Road and additionally there is also a local mobile library service.

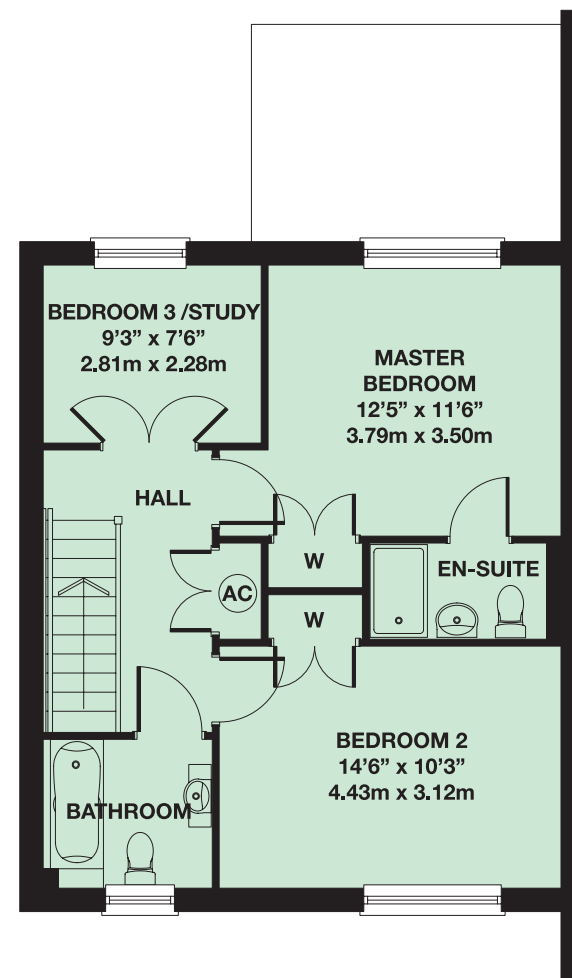




- The village hall hosts the popular Pangbourne weekly country market on Fridays and T'ai Chi lessons as well as talks and discussions by groups such as the Reading and District National District Society.
- Pangbourne organises an annual fete on a riverside meadow; craft, charity and commercial stalls, a beer tent, French café, a hog roast and live music all help create a lively atmosphere. During the fete, The Pangbourne Rotary Club organises an exciting Dragon Boat Race on the Thames.
- For the sporting, Pangbourne has its own badminton, bowls, cricket, tennis and football clubs. Bradfield College also offers extensive leisure facilities including a golf course. The Drake Leisure Centre is located on Bere Court Road whilst a couple of miles away in Tilehurst is the Cotswold Sports Centre. There is a popular golf club locally in Streatley-on-Thames.
- For theatre lovers, there is The Progress Theatre in Reading and The Mill at Sonning; both within about 8 miles of Breedons Court. The nearest cinema is the Vue Cinema at the Oracle Centre in the heart of Reading. Pangbourne College also host classical music concerts.
- Enjoy a day out at the National Trusts Basildon Park, where a beautiful Palladian mansion is set amidst pleasure gardens or perhaps try Beale Park or nearby Mapledurham House and watermill and the magnificent gardens at Englefield House.
- The surrounding countryside is extremely beautiful as the village sits on the edge of the Chilterns and has both the River Thames and the River Pang running through the village itself. Pangbourne Meadow leads on down to the Thames path and is the stretch that is said to have inspired E H Shepherd's illustrations for The Wind in the Willows, written by Kenneth Graham who lived in the village.
- For a wider variety of shops, bars, restaurants and entertainment facilities, Reading is only about five miles away whilst Henley-on-Thames is approximately 13 miles away.
- Junction 12 of the M4 is approximately six miles from Pangbourne. The local railway station, on the Reading to Oxford line provides services to Oxford via Didcot with a journey time of approximately 40 minutes and direct to London Paddington, travelling via, Reading, Twyford, Maidenhead and Slough in approximately 50 minutes.



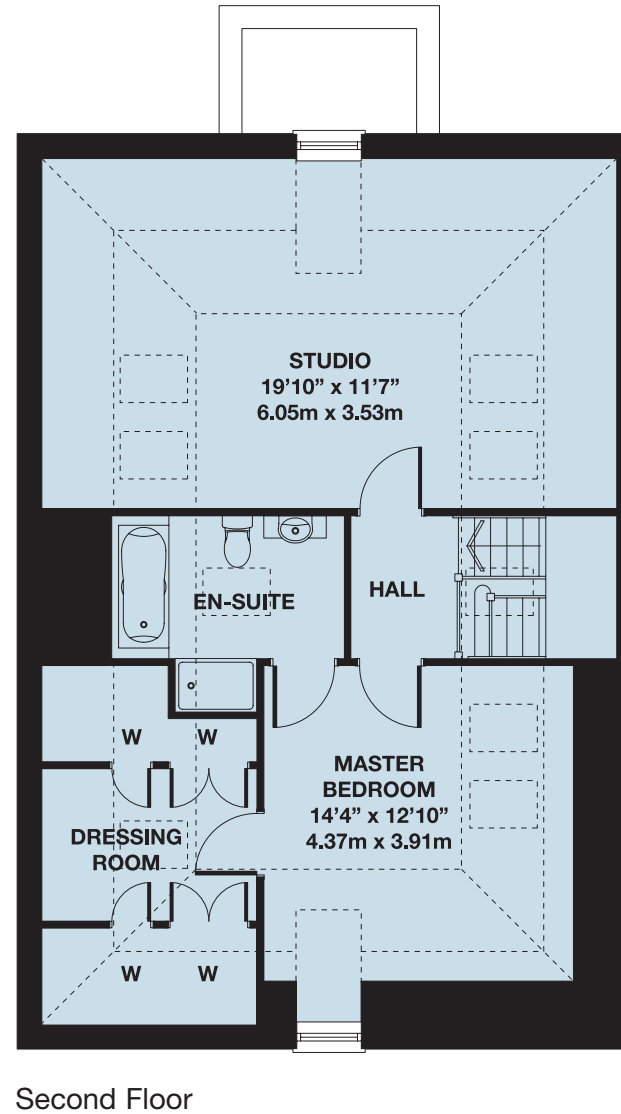
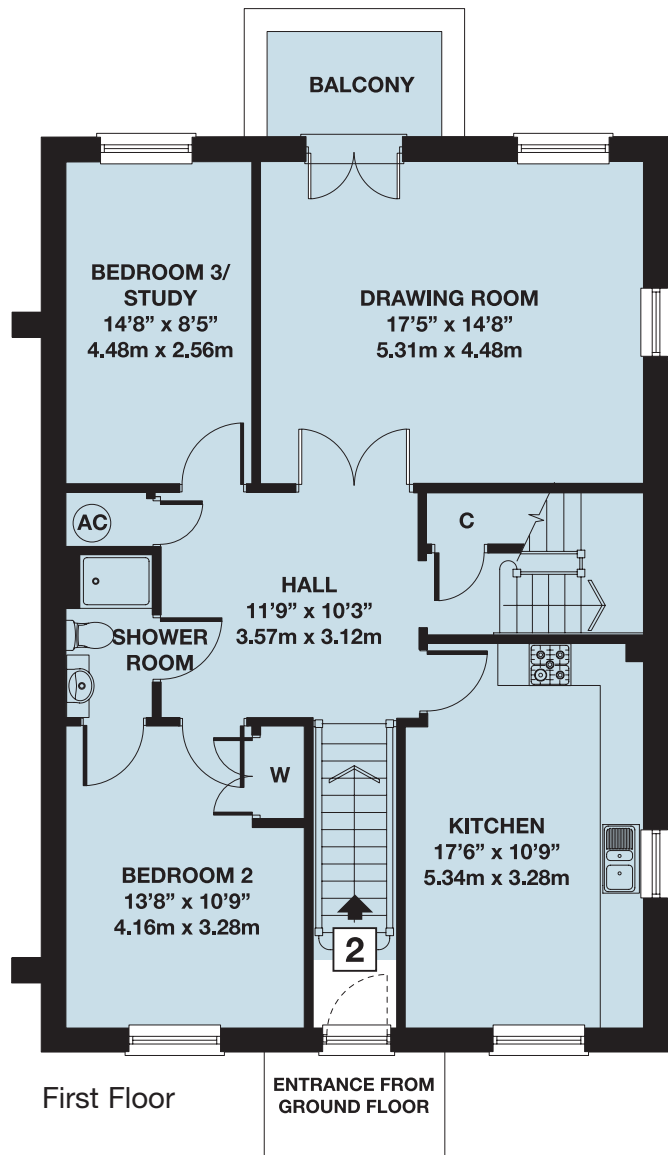
Ground Floor



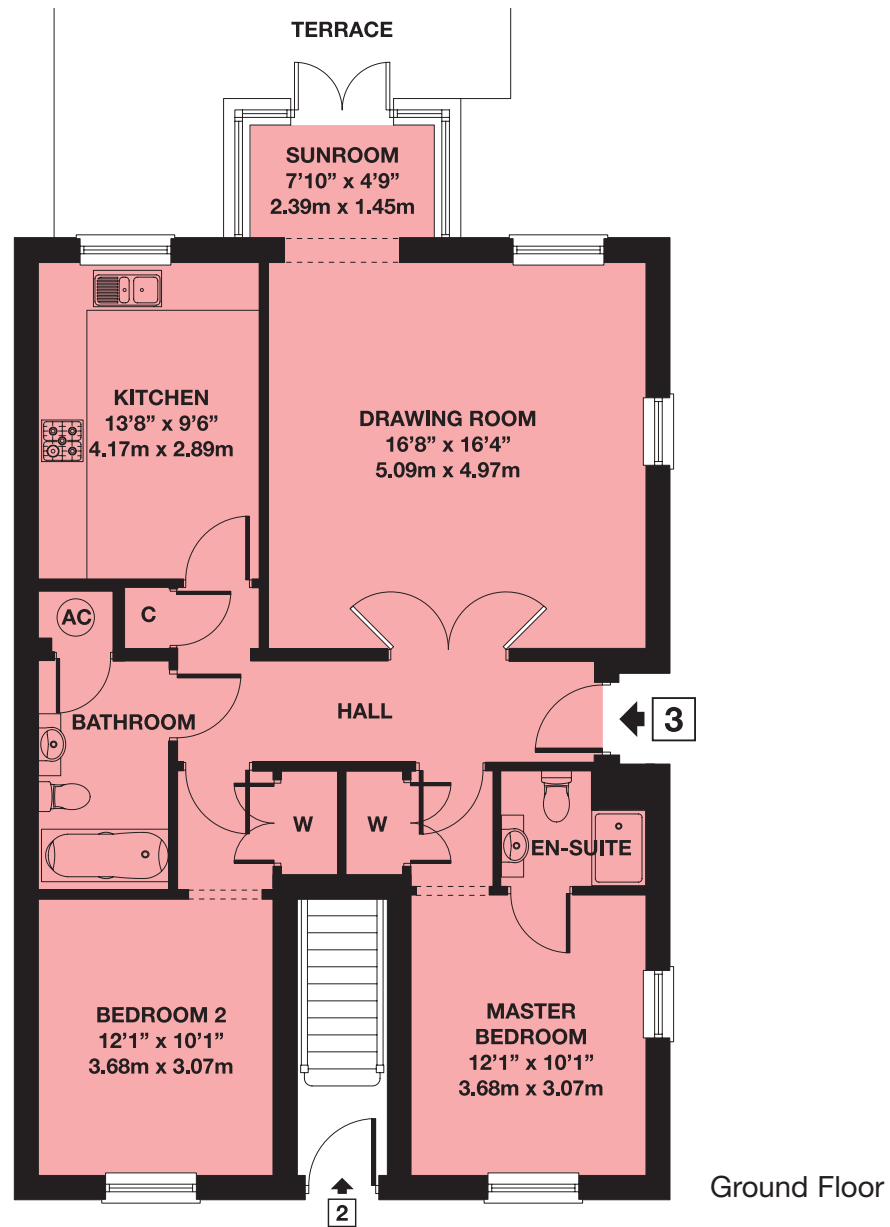
First Floor

No. One - Three bedroom house with sun room & terrace



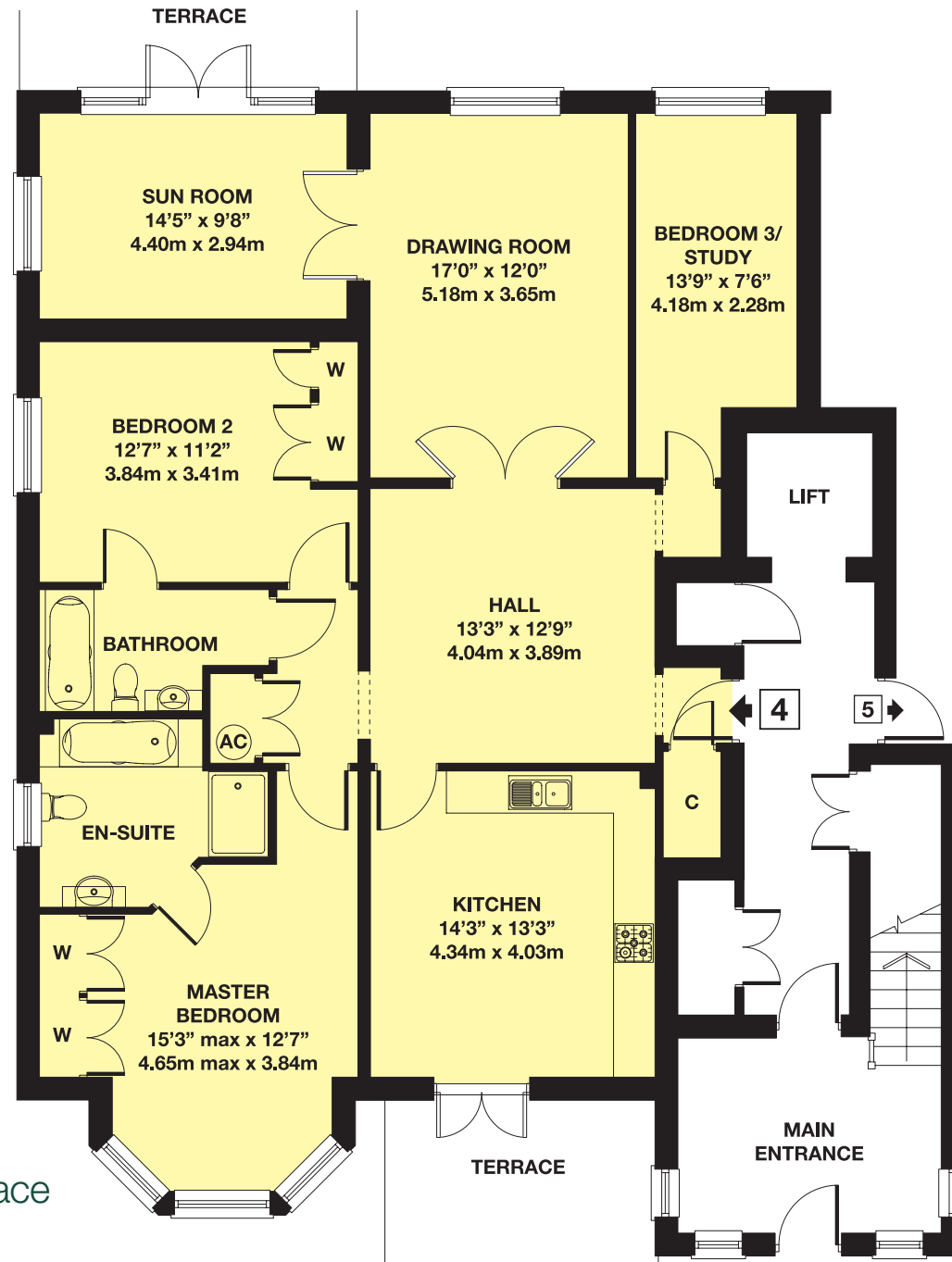


No. Two - Three bedroom, duplex apartment with studio & balcony



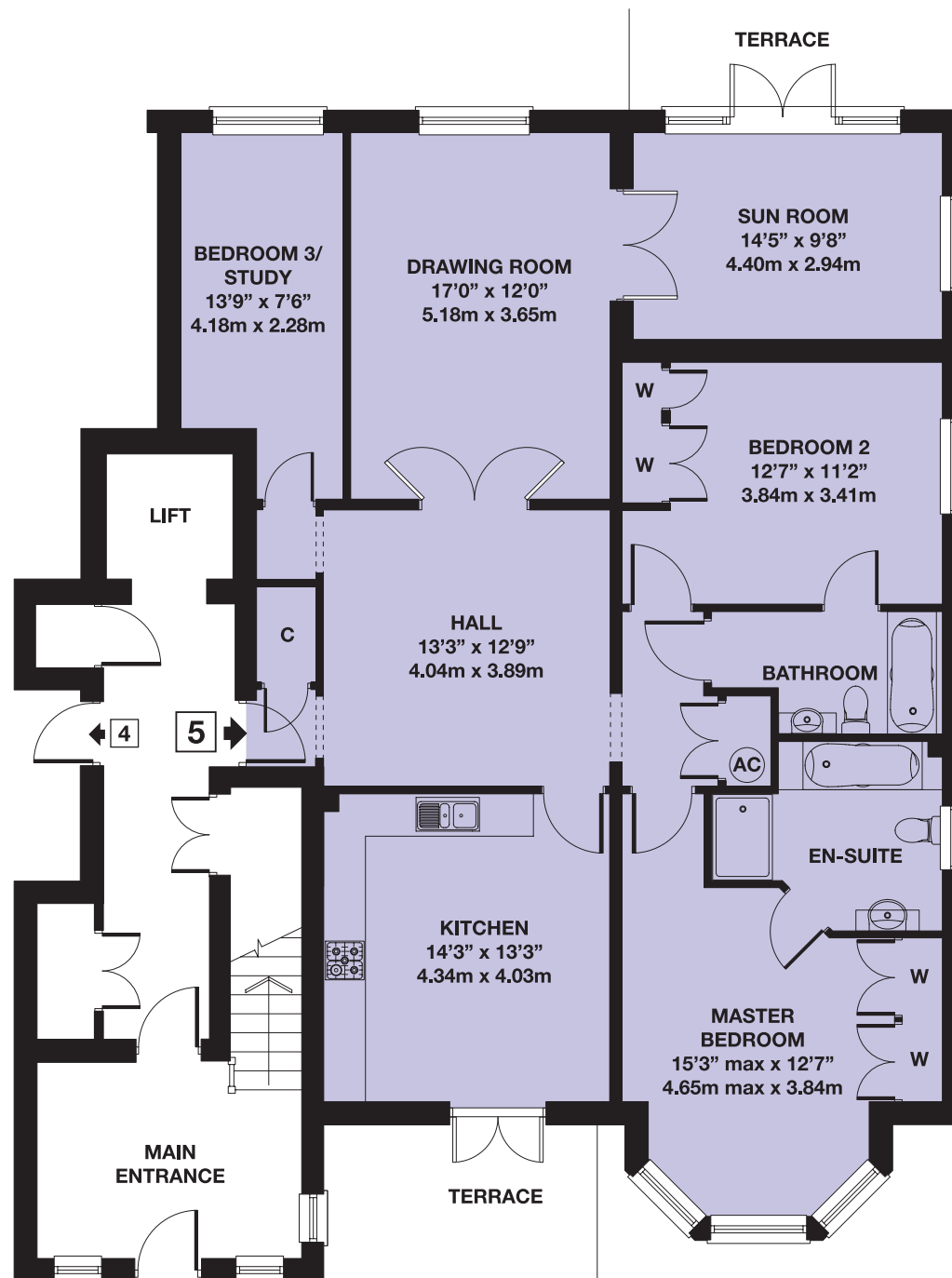
No. Three - Two bedroom apartment with sun room & terrace





No. Four - Three bedroom apartment with sun room & terrace

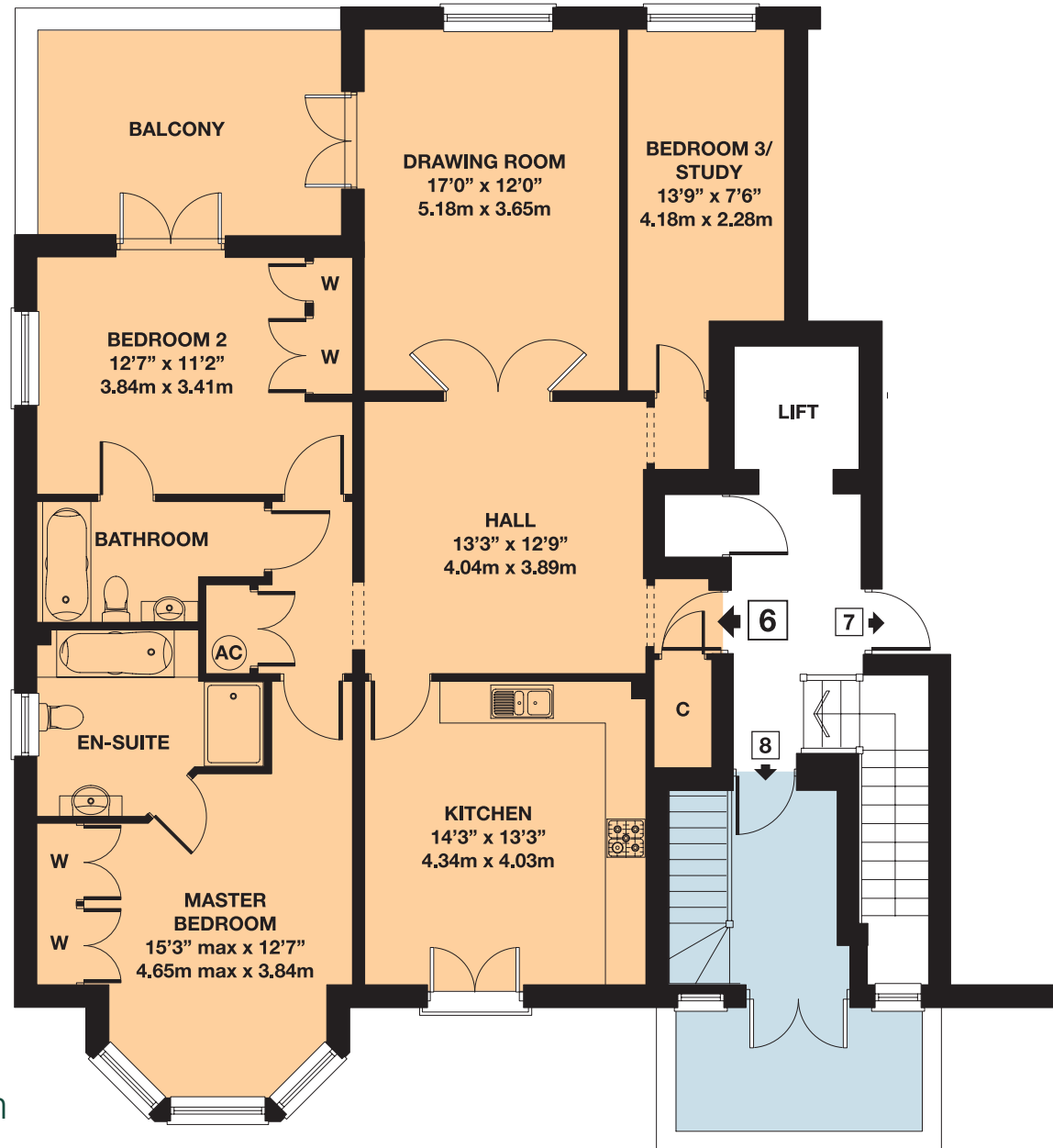
Ground Floor



No. Five - Three  
bedroom apartment  
with sun room & terrace

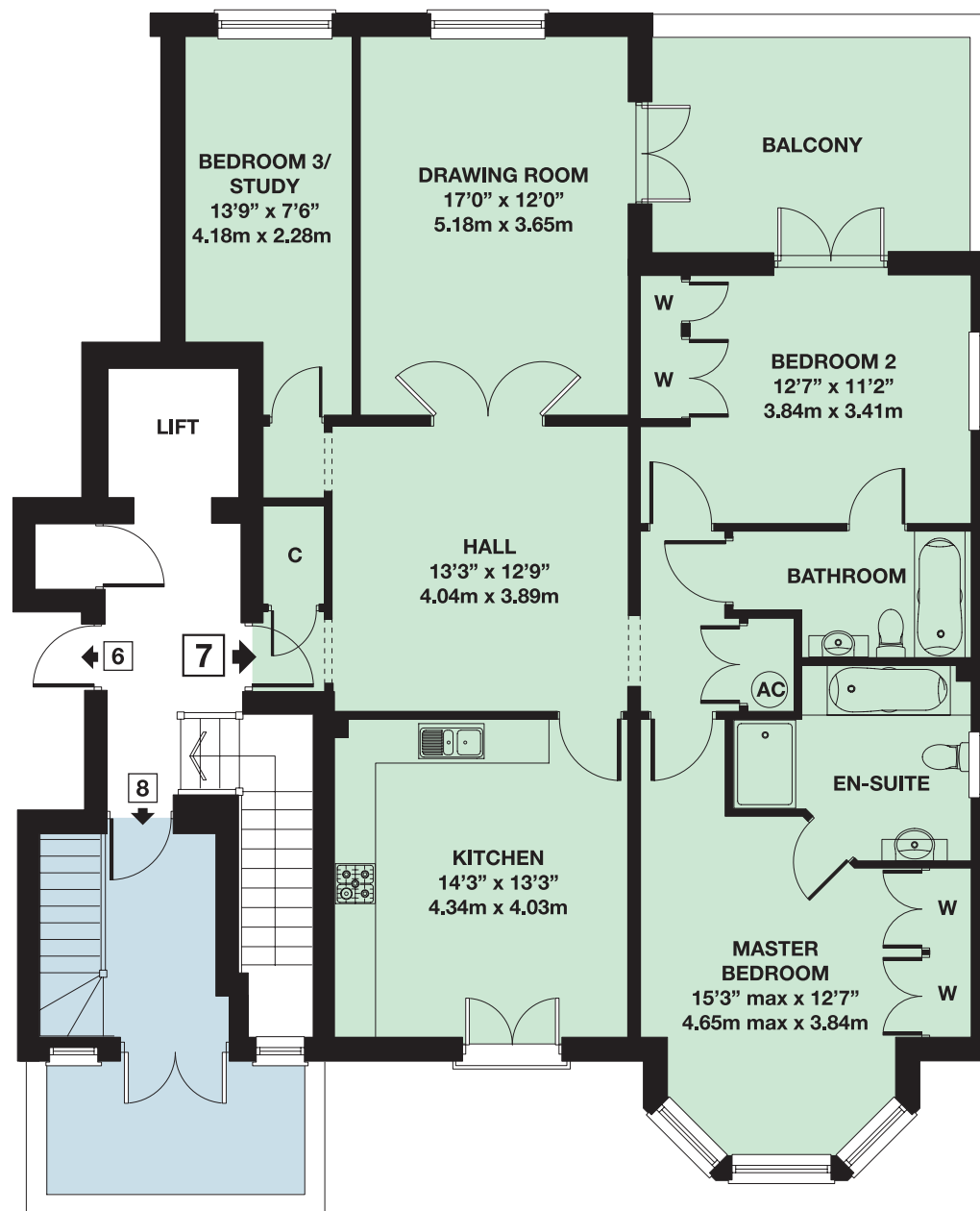
Ground Floor





No. Six - Three bedroom apartment with balcony

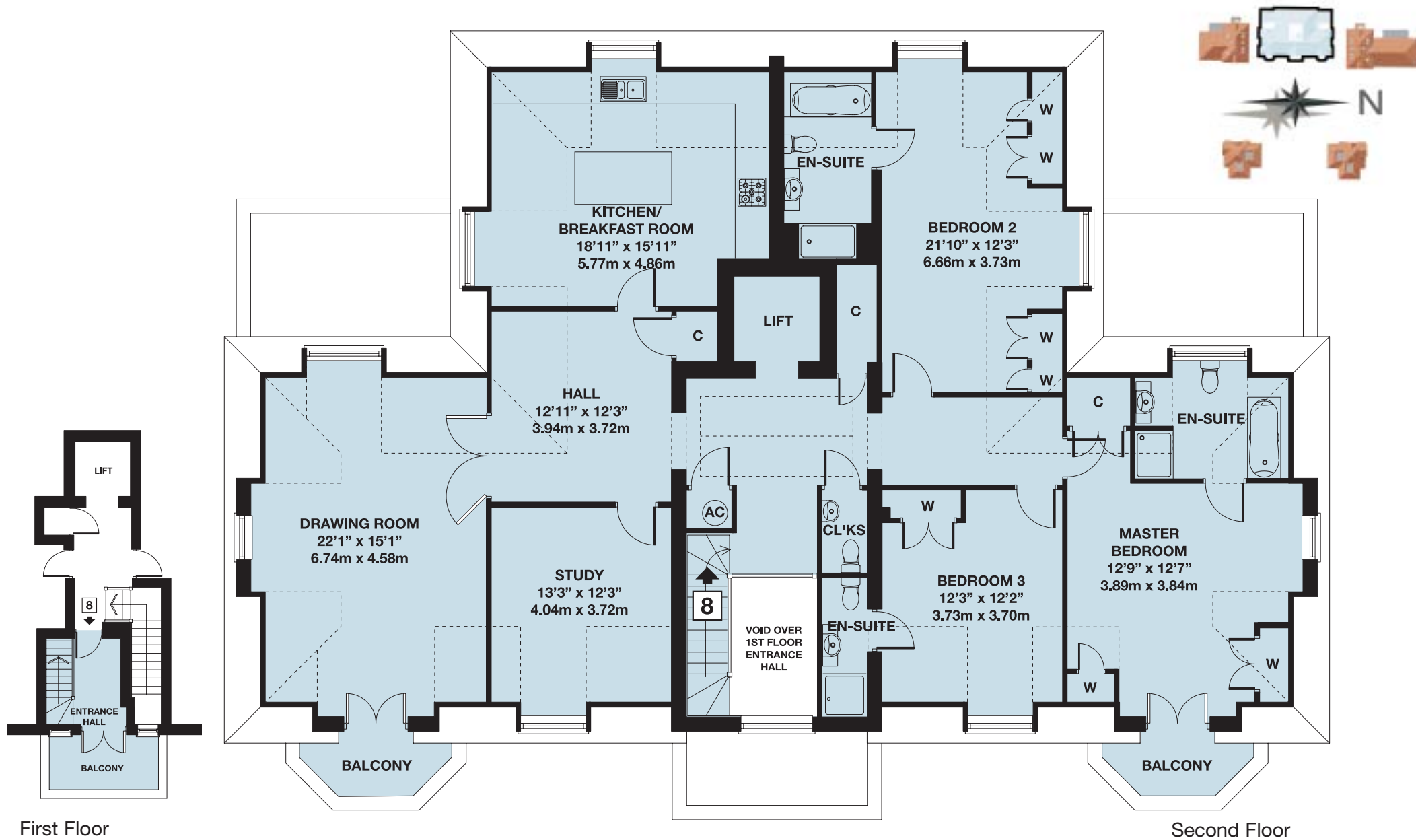
First Floor



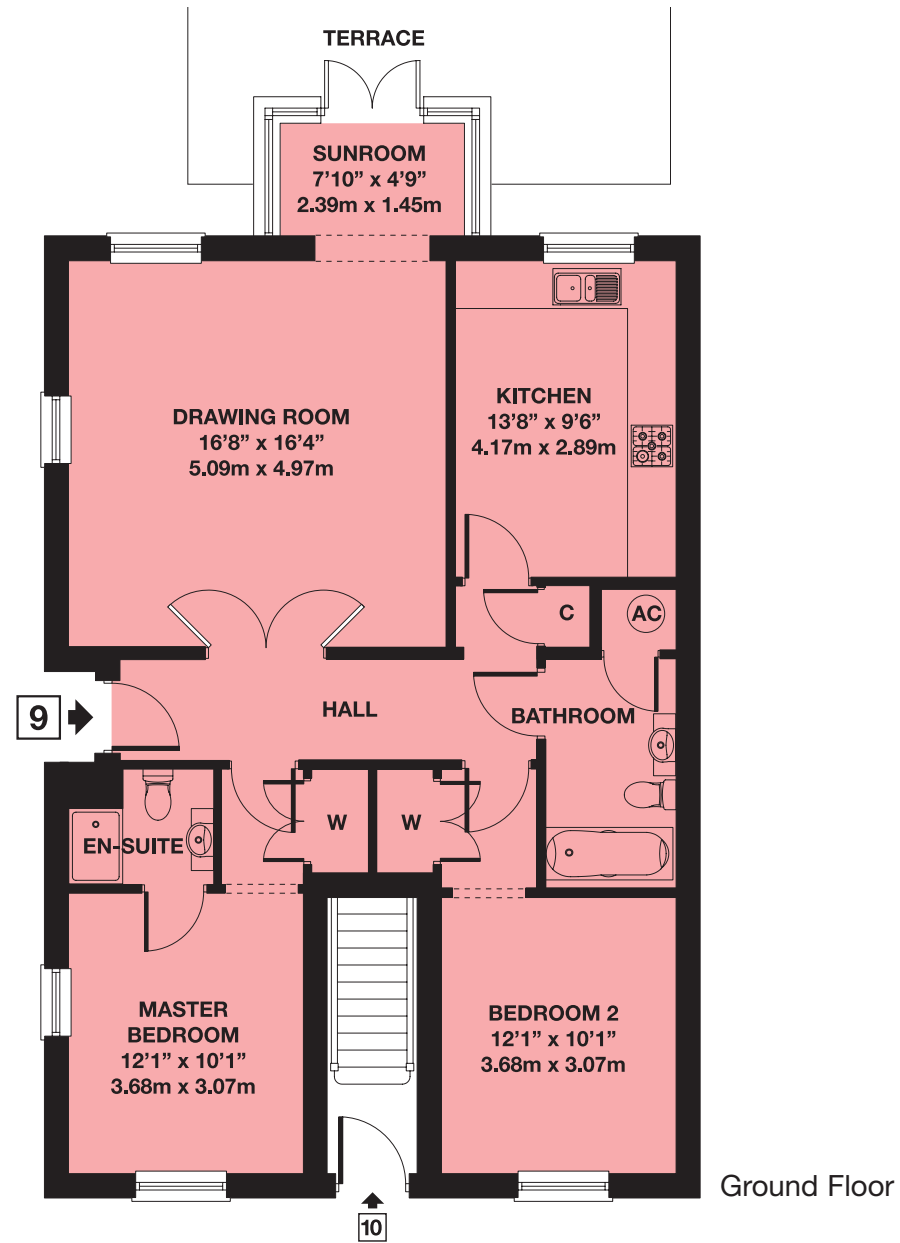
## First Floor

## First Floor

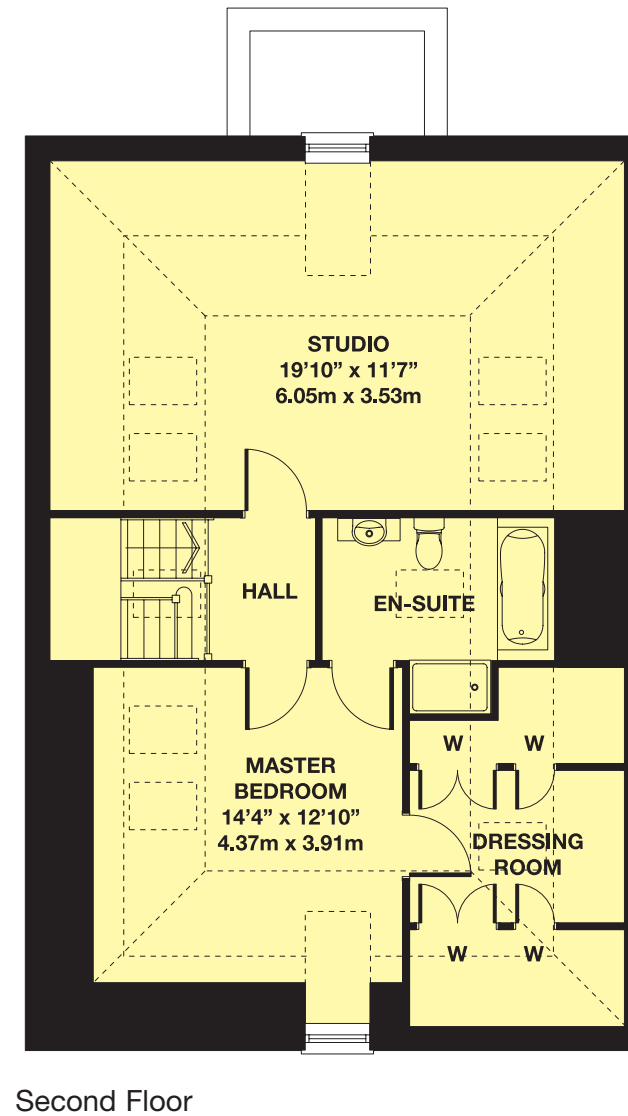
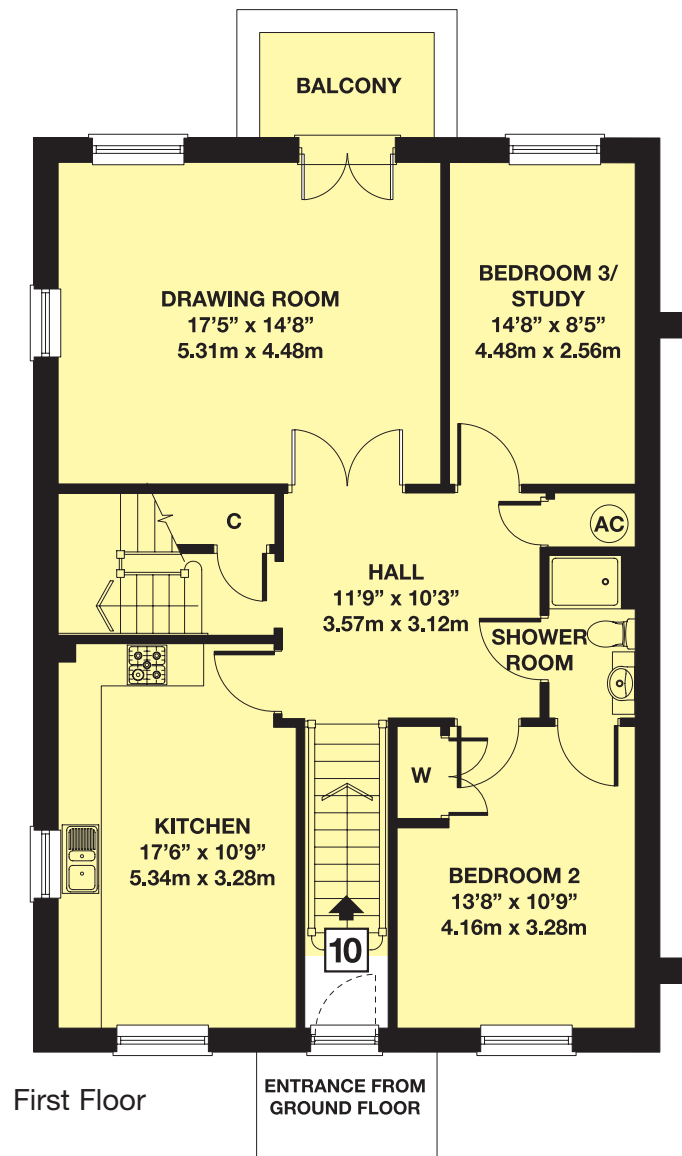




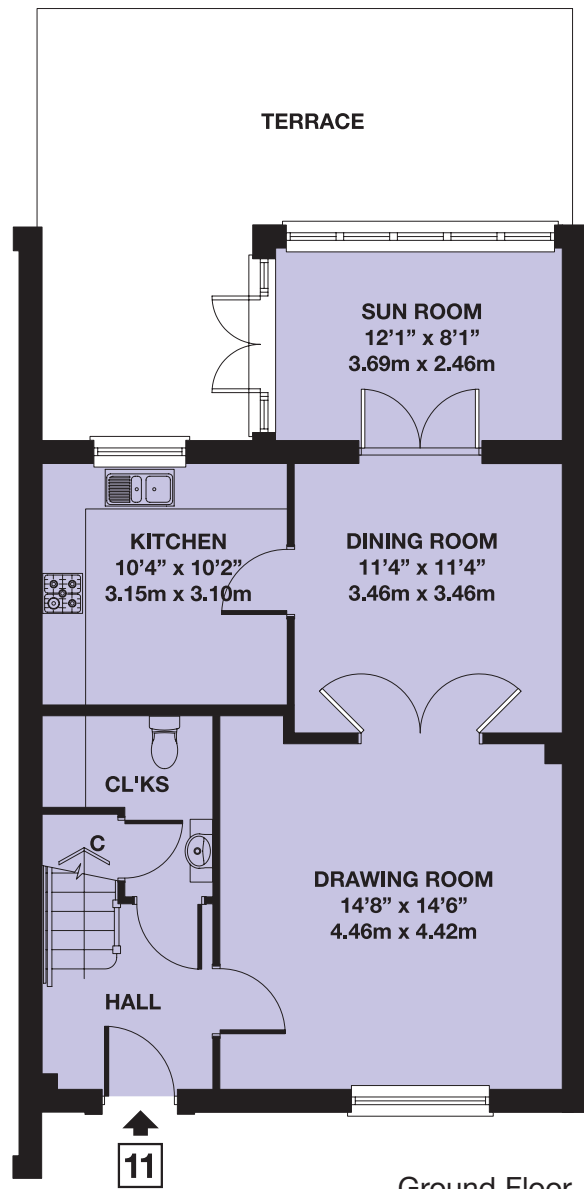
No. Eight - Three bedroom apartment with study & three balconies



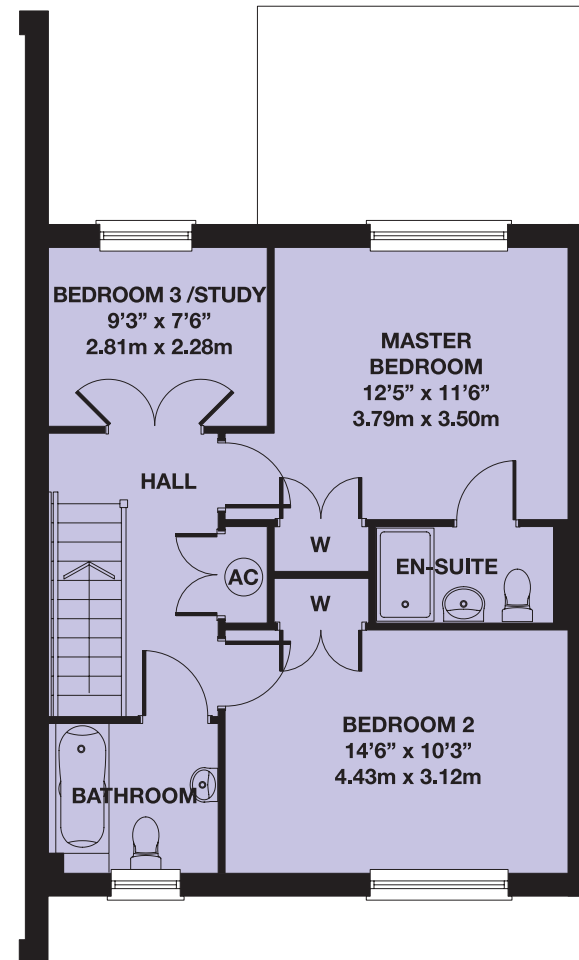
No. Nine - Two bedroom apartment with sun room & terrace



No. Ten - Three bedroom, duplex apartment with studio & balcony



Ground Floor

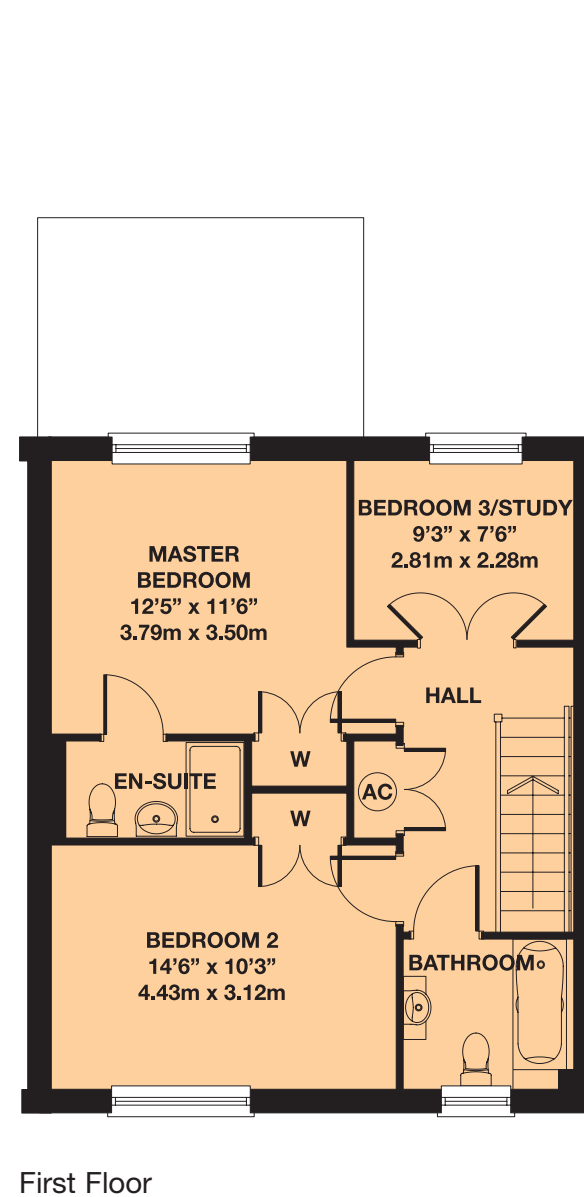
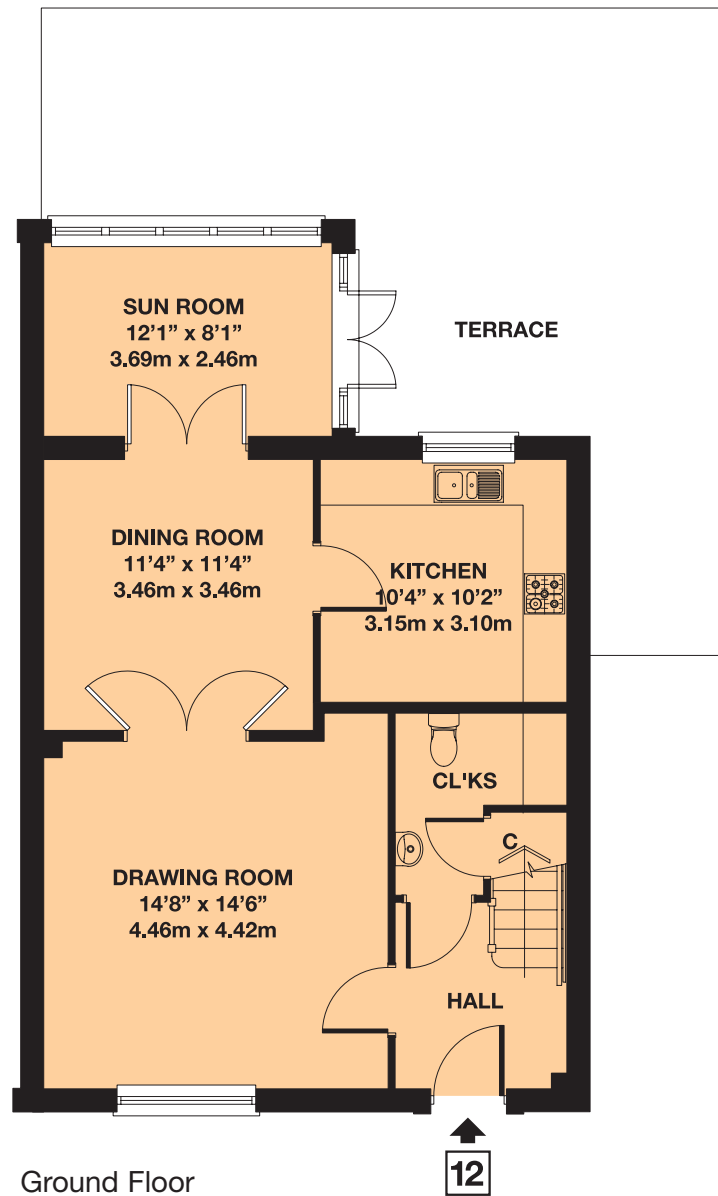


First Floor

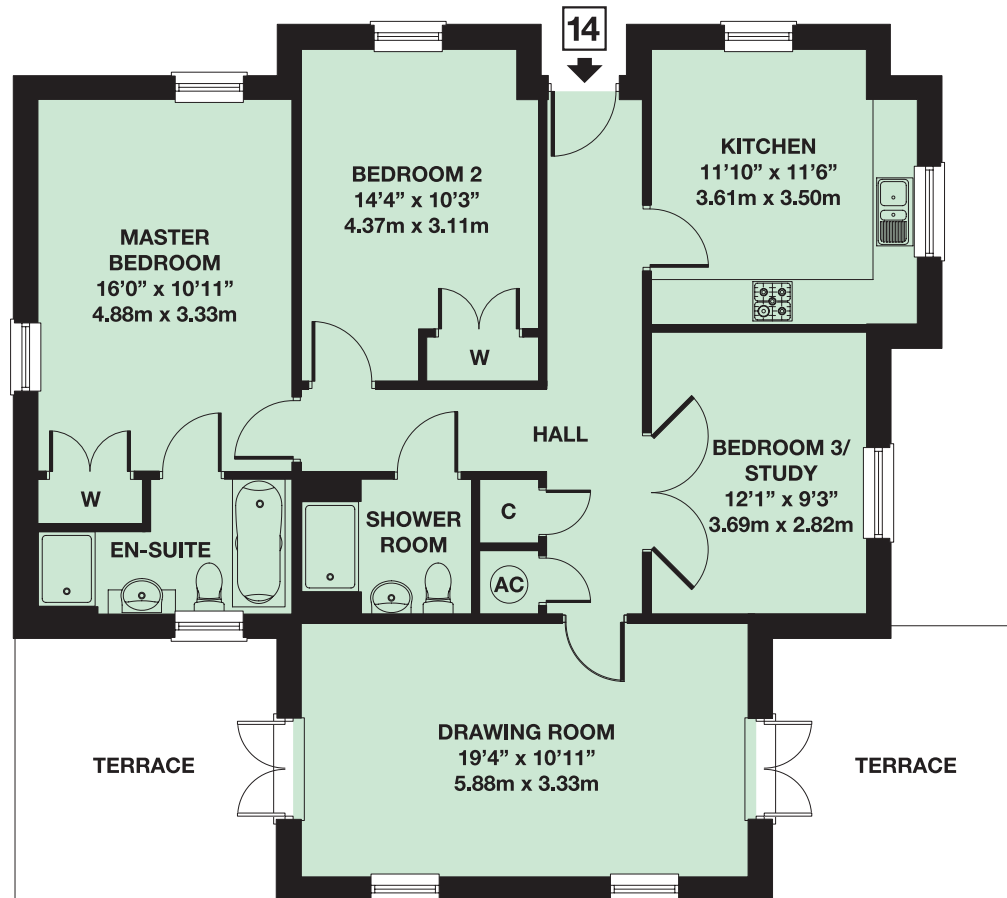


No. Eleven - Three bedroom house with sun room & terrace



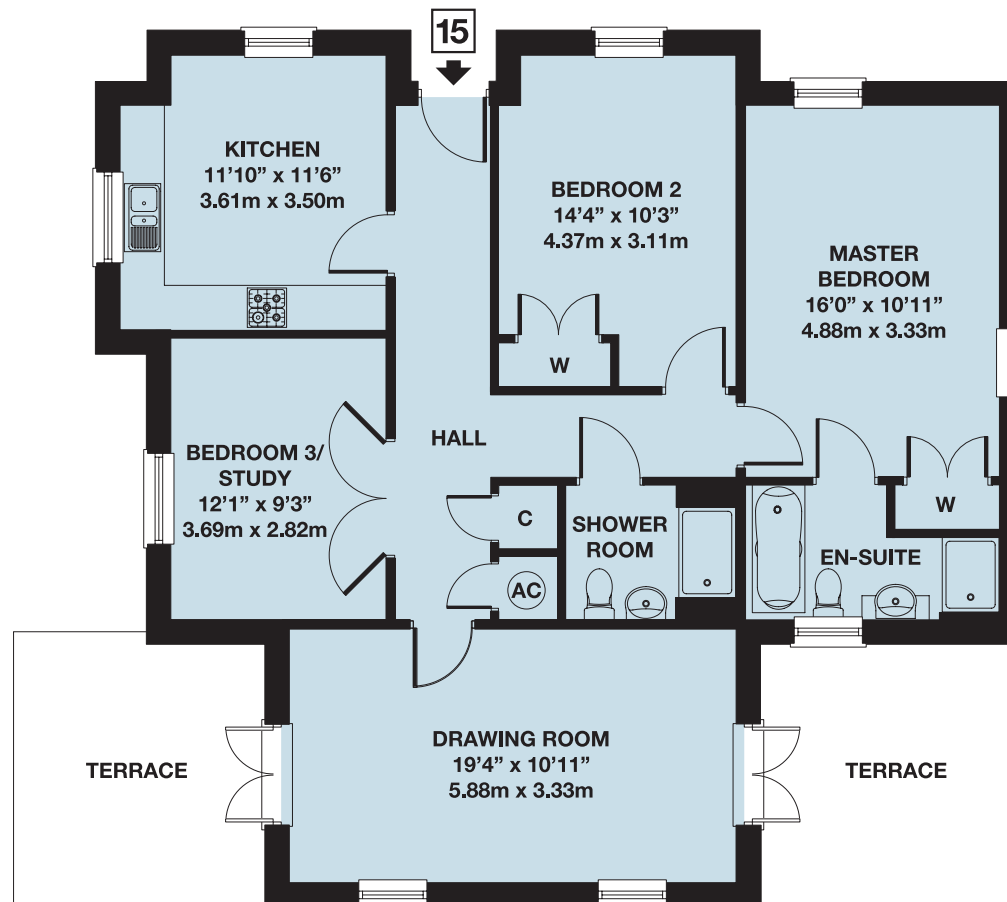


No. Twelve - Three bedroom house with sun room & terrace



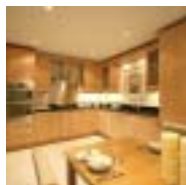
Ground Floor

No. Fourteen - Three bedroom detached Lodge with two terraces



Ground Floor

No. Fifteen - Three bedroom detached Lodge with two terraces



## Kitchen

- Handmade fitted kitchens by Manor Cabinets with granite worktops and upstands
- A range of integrated appliances including a Bosch double electric oven, gas hob and brushed steel chimney hood, a Smeg integrated fridge/freezer, dishwasher and washer/dryer or stacking washer/dryer in cloakroom, where appropriate
- Stainless steel sink and mixer tap
- Choice of ceramic flooring\*

## Bathroom, Shower & Cloakroom

- White sanitaryware by Roca
- Fitted vanity unit to bathroom and en-suite with mirror and pelmet lighting
- Taps and fittings in chrome
- Heated towel rail and shaver sockets to bathroom and en suites
- Thermostatically controlled showers with glass shower screens
- Choice of ceramic wall tiles and flooring\*

## Security & Safety

- Front door with multi-point locking
- Security alarm with a keypad entry panel by the front door and panic buttons in the hall and master bedroom
- Personal alarm to contact the Estate Manager in an emergency
- Linked smoke detectors
- Automatic entrance gates to the development linked to a video
- Window locks to all windows\*\*
- CCTV security entry system

## Internal Fittings

- Cornice to drawing room, dining room and hallway
- Coving to all remaining rooms with the exception of kitchens and bathrooms
- A combination of panelled, white internal doors and glazed doors, all with chrome fittings
- Panelled wardrobe doors, painted white
- Moulded skirtings and architraves

# Specification

Breedons Court Pangbourne Berkshire



## Heating and Ventilation

- Wet under floor heating to the ground floor of houses and to all apartments and first floor of each duplex
- Radiators to the upper floors of the houses and duplexes
- Pressurised Megaflow hot water system
- Limestone fire surround with electric fire
- Double-glazed windows

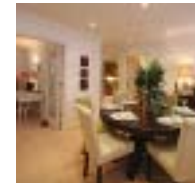
## Lighting, TV and Telephone

- Low voltage pendant lights to all rooms except drawing and dining room
- Wall up-lighters to drawing room and dining room
- Switched circuit lighting for table and standard lamps in the drawing room
- Low voltage down lighters to sun room, kitchen, en suites, cloakrooms, bathroom and large halls where applicable

- Wardrobe lights activated by door contact switch
- Telephone points to the drawing room, master bedroom, bedroom 3 or study and studio
- Communal satellite dish and TV system to apartments and houses, compatible with SKY+ system and future HDMI sky with outlets in the drawing room, master bedroom, kitchen and sun room.

\*Choices subject to the stage of construction

\*\*Except those windows deemed for use as means of escape



Badsworth House, Newbury in Berkshire, by Beechcroft Developments



The Beechcroft Foundation provides comfort and security allowing owners to enjoy a carefree retirement, giving peace of mind for those who travel or have a second home abroad, as well as for those who wish to make the most of their retirement.

At Breedons Court, The Beechcroft Foundation maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and maintains the gardens and grounds.

The Foundation is keenly aware of the importance of keeping costs down, it is non-profit making and has a well established reputation for quality and good management.

An Estate Manager is employed to look after the day-to-day management of the development and is on hand for advice and any emergencies.

Owners are consulted annually with regard to all expenditure and services.

All properties are sold with a long lease and this provides the framework for the Foundation and its services. The lease allows properties to be bought and sold on the open market.



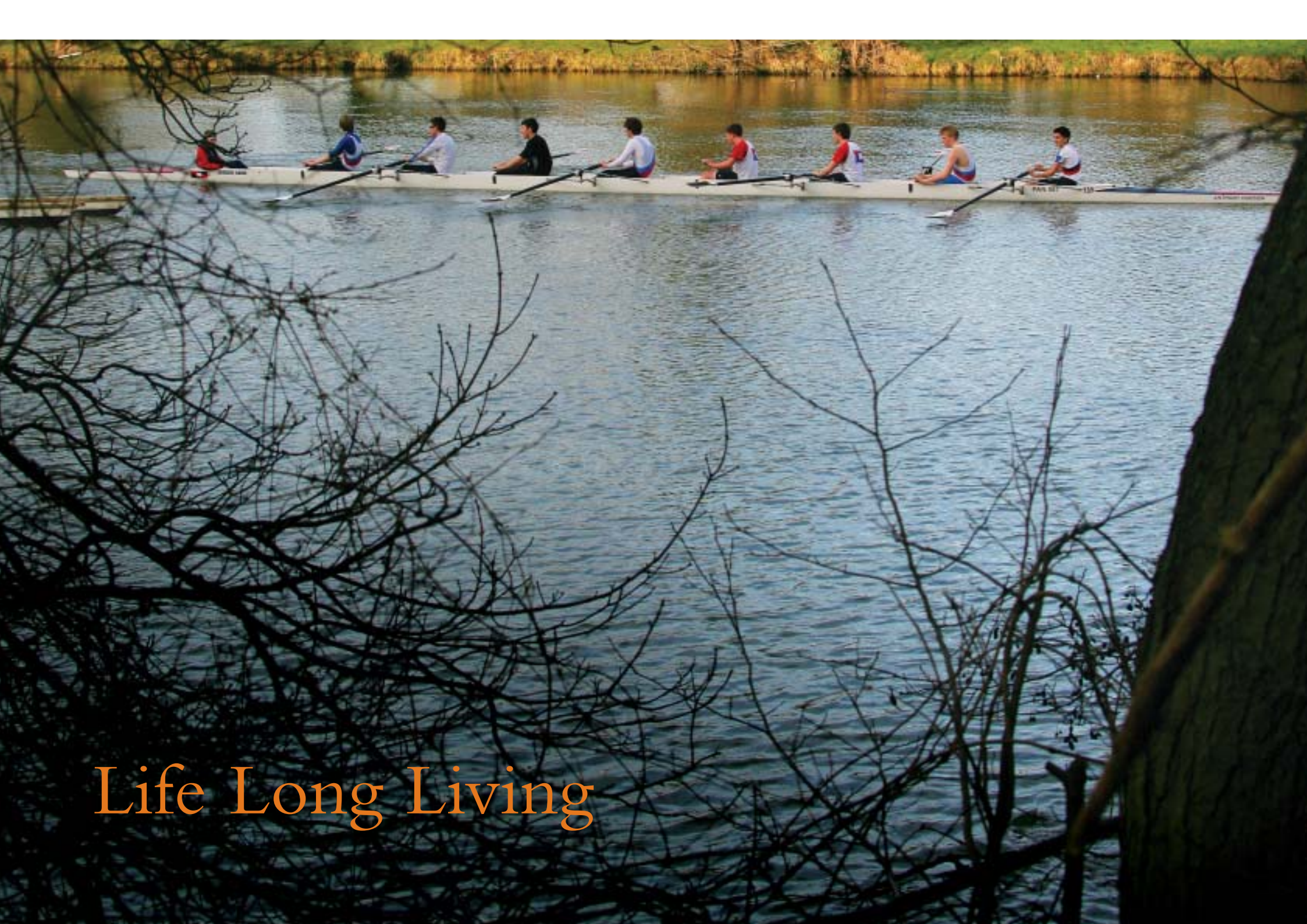
# Taking care of things

The Beechcroft Foundation







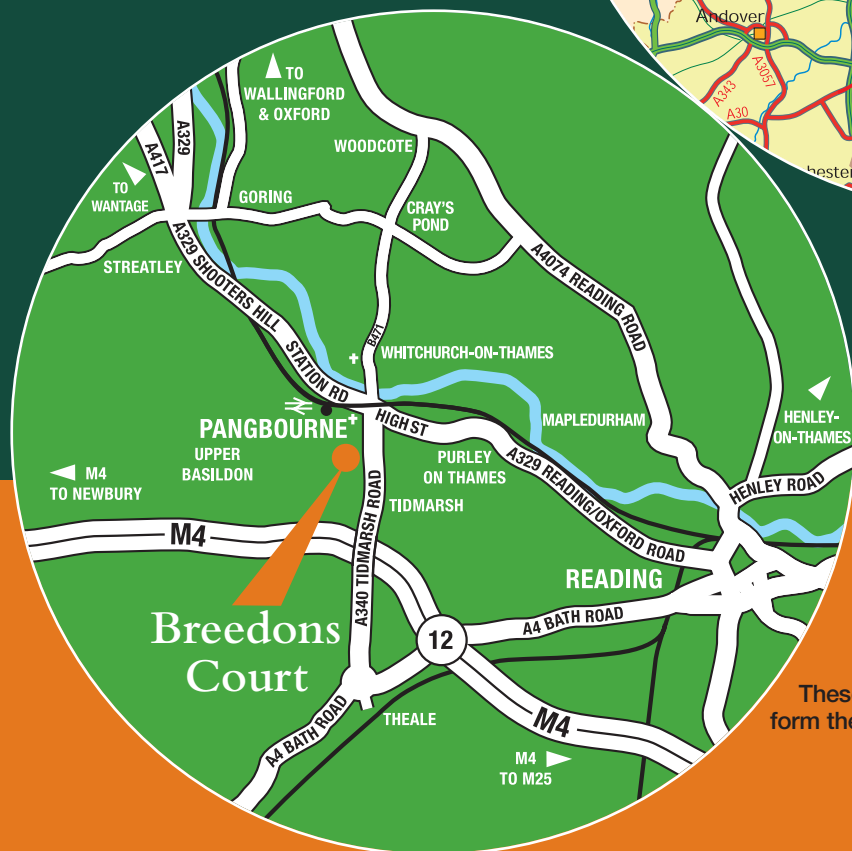


Life Long Living





**From the M4**  
 From junction 12 of the M4, take the A4 Bath Road, signposted Theale. At the roundabout, take the 3rd exit onto the A340 signposted Pangbourne. Continue on the A340, through Tidmarsh, until you approach Pangbourne. As you approach Pangbourne, turn left into Breedons Hill and right into Breedons Court.



## Breedons Court

Breedons Hill, Pangbourne, Berkshire

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**Beechcroft**  
 Award winning homes for the over 55s

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