



PHILIP
BOOTH
ESQ.



2 White Cottages, Upper Culham, Berkshire, RG10 8NP

£625,000

- Character cottage surrounded by open countryside
- Reception hall with fireplace
- Cloakroom with w.c.
- No onward chain
- 3 good size bedrooms each with views
- Sitting room and dining area
- Large rear garden with paddock and views
- Newly fitted first floor bathroom
- Kitchen with adjoining garden room
- Off-road parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT
01491 876544

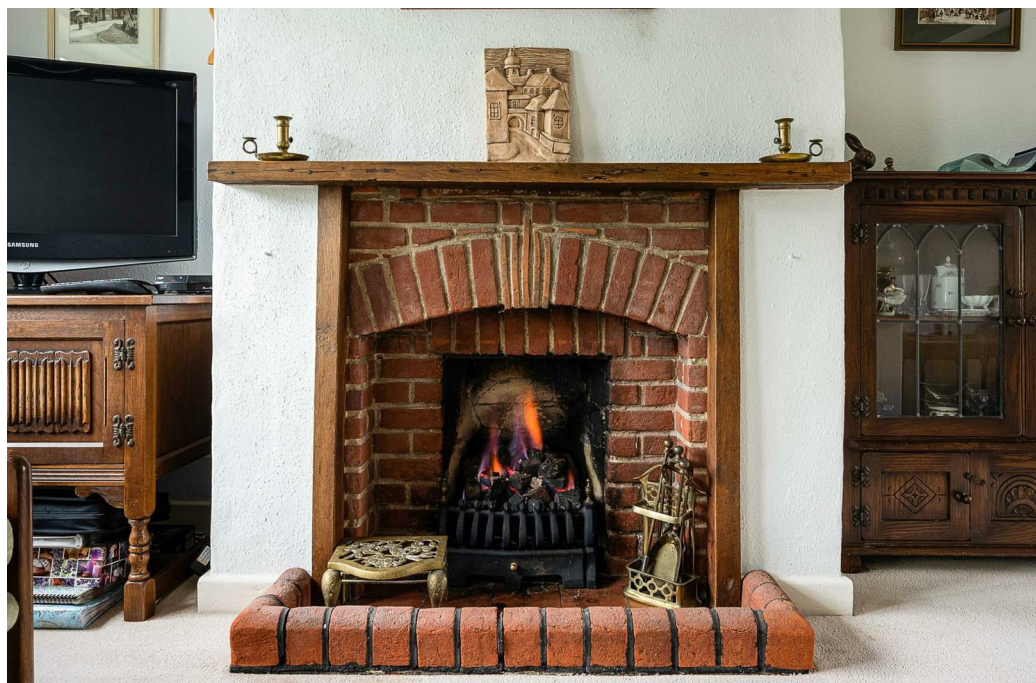
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2 White Cottages, Upper Culham RG10 8NP

A delightful 3-bedroom mid-terrace character cottage, situated in the highly desirable rural hamlet of Upper Culham with breathtaking panoramic views over surrounding countryside. The property has been much loved and maintained for many years and now offers the opportunity for a buyer to create a modern home. There is a large rear garden and off-road parking to the front.



Council Tax Band: E



ACCOMMODATION

A timber-covered porch and front door opens into a reception hall with exposed beams, a gas fire with back boiler providing central heating and hot water, and stairs to the first floor.

The charming sitting room has a front aspect and is carpeted with a brick fireplace. The dining area has glazed double doors opening to the rear patio terrace, ideal for entertaining.

The light and airy kitchen has an extensive range of wall and base units with work surfaces over with an inset 1 1/2 bowl single drainer sink. A four-ring gas hob with electric single oven, extractor hood over and tiled walls. Tiled flooring and recessed spot lights.

Adjacent to the kitchen is the spacious garden room with a large picture window with beautiful views over the garden and farmland beyond. Sliding patio doors open onto the patio.

The downstairs cloakroom has a modern white suite comprising w.c. and wash hand basin.

Stairs lead from the reception hall to the first floor landing.

Bedroom 1 is a carpeted double with a window to the front and far-reaching views, a fitted wardrobe and a storage cupboard over the stairs.

Bedroom 2 is a carpeted double with a window to the front, with far-reaching views, and a storage cupboard.

Bedroom 3 is a carpeted double which has a picture window to the rear, with views of the rear garden and fields beyond. Fitted wardrobes.

The recently refurbished bathroom has a window with unbroken views of open countryside and features a modern white suite comprising a panelled bath with independent shower and shower screen and tiled walls. A pedestal wash hand basin and a w.c.

Outside

The cottage benefits from a long enclosed rear garden, with wooden panelled fencing and high hedging providing privacy. There is a patio terrace, perfect for al fresco dining. There is an expanse of lawn with mature shrubs. A gate provides pedestrian access to the side of number 1 White Cottages. The view to the rear is over private farmland with the village cricket pitch beyond.

To the front, a gravel driveway provides off-road parking for 2 cars, fringed with mature shrubs.

LOCATION

Living in Upper Culham

Upper Culham is a hamlet approximately 3 miles from Henley. The neighbouring village of Crazies Hill has a popular primary school (Ofsted good) and a popular pub, The Horns, which has a large beer garden. Twyford is a large village located along the A4 approx 4 miles away, and has a Waitrose supermarket, a Post Office, and other shops, cafes, and restaurants. The popular Velo café in Warren Row is about a mile away, open 7 days per week and acts as the centre of that community, serving hot and cold drinks, toasted sandwiches and a vast array of baked goods.

Wargrave is a riverside village approx 3 miles away, with a church and some small independent shops. The village holds a fun regatta every other year and also benefits from having infants, primary and secondary schools.

Hurley is a popular riverside village which has a village shop, the Rising Sun pub

serves food and the Olde Bell hotel has conference facilities.

There are good transport links. Twyford railway station is approximately 4 miles away and has an excellent mainline railway station with regular trains to Reading and into London Paddington, with TfL Elizabeth Line linking East and West London.

The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west.

Schools

Crazies Hill Church of England and Knowl Hill Church of England, Primary Schools. The Piggott School Comprehensive in Wargrave which also has Sixth form. Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey and Kendrick Grammar School.

Leisure

There are gym facilities and a pool at Castle Royle golf and country club, which is approximately 2 miles away. There are many footpaths and bridlepaths near to the property, providing excellent walking, horse riding and cycling.

River pursuits including boating with marina facilities at Wargrave. Local golf clubs include Castle Royle, Hennerton at Wargrave and Temple Golf Clubs.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax Band - E

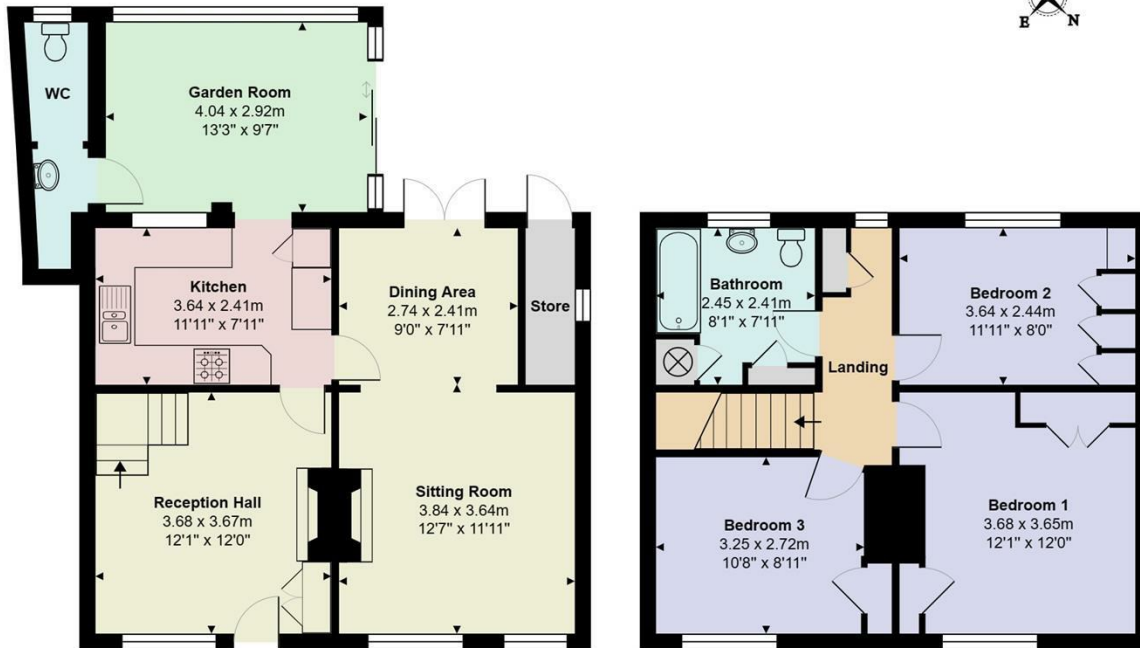
Services - Mains gas, electricity, water and drainage





White Cottages, Upper Culham Lane, Remenham Hill, RG10 8NP

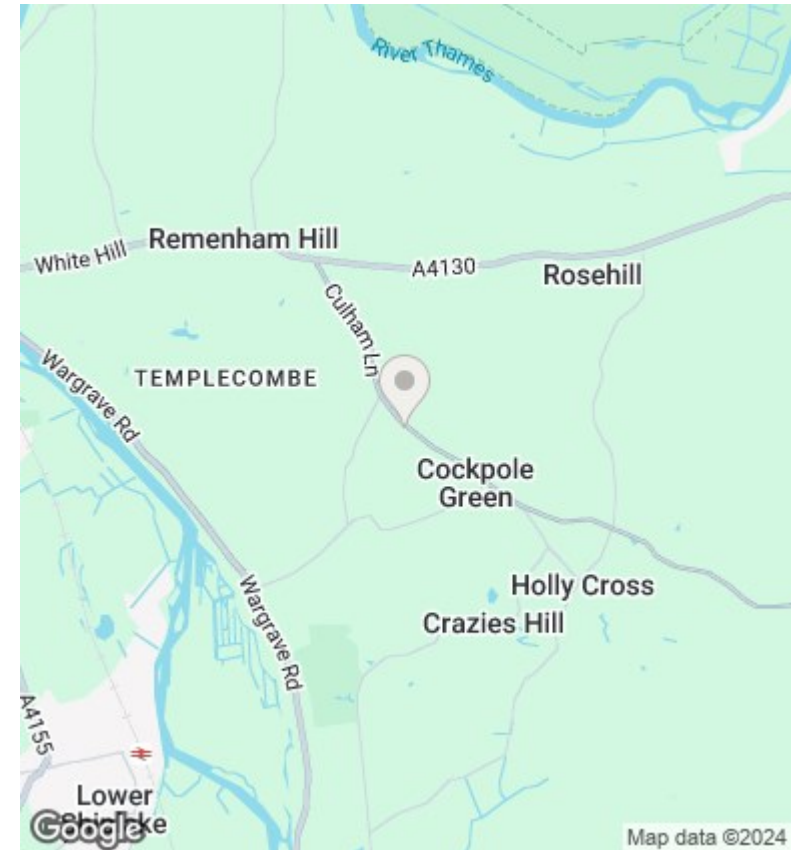
Approx. Total Area: 109.6 m² ... 1180 ft²



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC