



2 SWANSTON COTTAGES

HIGH STREET ♦ WHITCHURCH ON THAMES ♦ OXFORDSHIRE

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2 SWANSTON COTTAGES

HIGH STREET ♦ WHITCHURCH ON THAMES

♦ OXFORDSHIRE

READING - 5 miles ♦ HENLEY ON THAMES - 12 miles ♦

NEWBURY - 13 miles ♦ PANGBOURNE ON THAMES - ½ mile

♦ M4 MOTORWAY (J12) - 6 miles ♦ GORING ON THAMES -

3½ miles ♦ HEATHROW approx. 37 miles (Distances approximate)

Located in the heart of this highly regarded Thames-side village fronting onto the historic High Street, just a short walk from extensive village amenities including a mainline railway station providing access to London Paddington in under the hour, various shops and facilities, and an extremely well revered local primary school.

Generally regarded to be the oldest property in the village, Swanston Cottages is a most appealing two bedroom, 2 bathroom, semi detached period cottage, Listed Grade II and dating from the mid 16th century. Sympathetically restored and tastefully refurbished in a unique walled setting with a lovely cottage garden with a separate garage immediately behind the property.

♦ Mature Paved and Planted Brick & Flint Walled Front Garden

♦ Entrance Lobby

♦ Cloakroom

♦ Sitting Room with woodburner

♦ Kitchen

♦ Family Room

♦ Study

♦ Cellar

♦ Landing

♦ Main Bedroom with Ensuite Shower Room

♦ Second Double Bedroom

♦ Family Bathroom

♦ Walled & Fenced Mature rear Garden & Terrace

♦ Garage With Additional Parking



SITUATION

Whitchurch on Thames is a picturesque village situated on the South Oxfordshire bank of the River Thames, opposite Pangbourne in Berkshire, lying at the foot of the Chilterns Escarpment as it meets the Thames Valley, the area designated as being of 'Outstanding Natural Beauty'.

Little changed over the years and without the intrusive development that has marked many villages, Whitchurch retains its tranquil setting by the Thames with numerous riverside and country walks available locally. The stretch of the river between Whitchurch and Streatley is particularly scenic and formed the basis of local author Kenneth Graham's immortal book 'The Wind in the Willows'. The village boasts an interesting history with a wealth of period and character properties reflecting a rich architectural heritage, many Listed as being of 'special architectural and historical merit' especially along the High Street itself which is now a 'Conservation Area'.

There are two village Pubs, the Greyhound and the Ferry Boat, a well respected primary school, an Art Gallery with works by local artists and a village Cricket Ground supported by an enthusiastic village team.

The larger village of Pangbourne on Thames, within walking distance and connected by a privately owned Toll Bridge over the River from Whitchurch, offers a comprehensive range of shops and amenities including a supermarket, WH Smith, impressive new health centre, library, dentist, eclectic range of restaurants, and bistro Cafés and, importantly, a main line railway station providing fast commuter services to Reading and London (Paddington) in just over the half hour and now with the added benefit of Crossrail. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale.

PROPERTY DESCRIPTION

2 Swanston Cottages originally formed one end of a medieval hall house and is notable for its cruck frame construction. It was extended in the early 19th century and again in 1906 when acclaimed architect Frank Loughborough Pearson (designed Truro Cathedral) renovated this cottage adding the present kitchen. Today it has whitened rendered elevations under a pitched and gabled clay roof.

Listed Grade II and in the village 'Conservation Area', the property has in recent years undergone sympathetic restoration and refurbishment with works having been carried out to the highest standard with original materials reused wherever possible. Entrance is into the lobby with access to the cloakroom and then door taking you into the sitting room. There is oak flooring running through this area and useful store room. The roof towards the back is made of glass, providing extra light and views of the garden. The kitchen is fully fitted with a tiled floor. The family room is at the front of the house with study area off it. The study provides access to the cellar. Upstairs both bedrooms have built in wardrobes and the main bedroom has a modern shower room ensuite and there is an additional bathroom.

OUTSIDE

Along the frontage with the High Street there is an historic brick and flint boundary wall with oak pedestrian gate at one end opening onto a footpath leading to the front entrance. Behind the wall is delightful mature planting of colourful plants and shrubs.

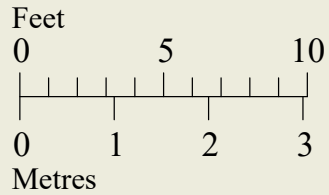
A wooden gate leads you to the private garden which is attractively laid out with a patio terrace enclosed by low brick walling incorporating a pond. Steps then take you up to an area of lawn with pretty borders. The gate on the back wall takes you out to the Garage located immediately behind the property. The car access is from the high street through a gap in the high brick wall.



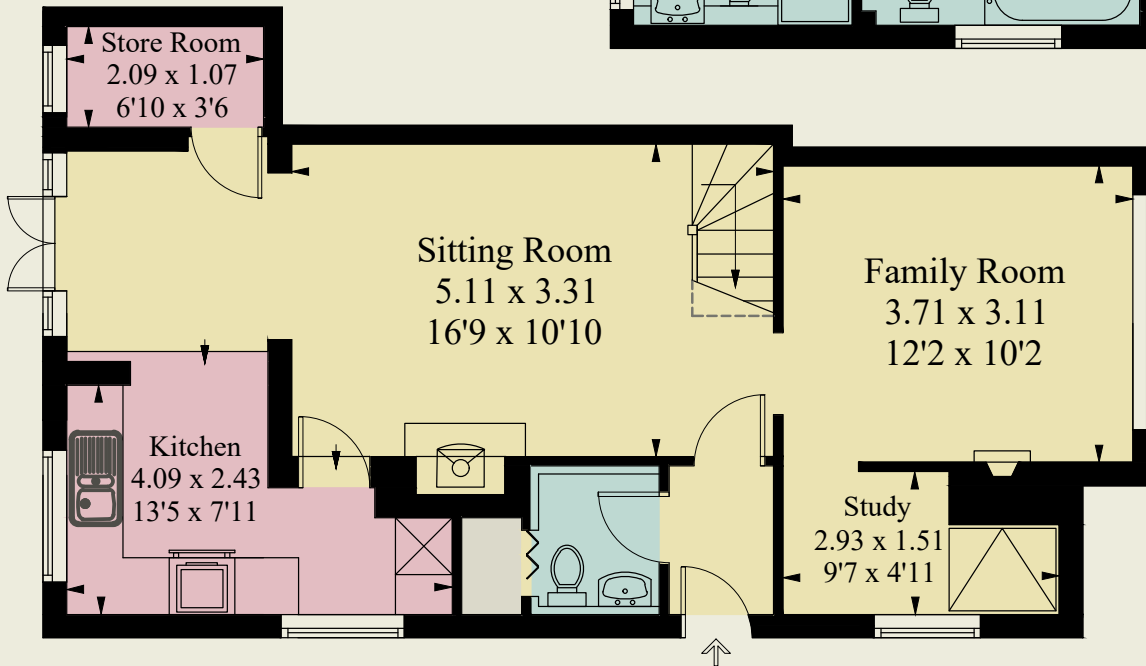
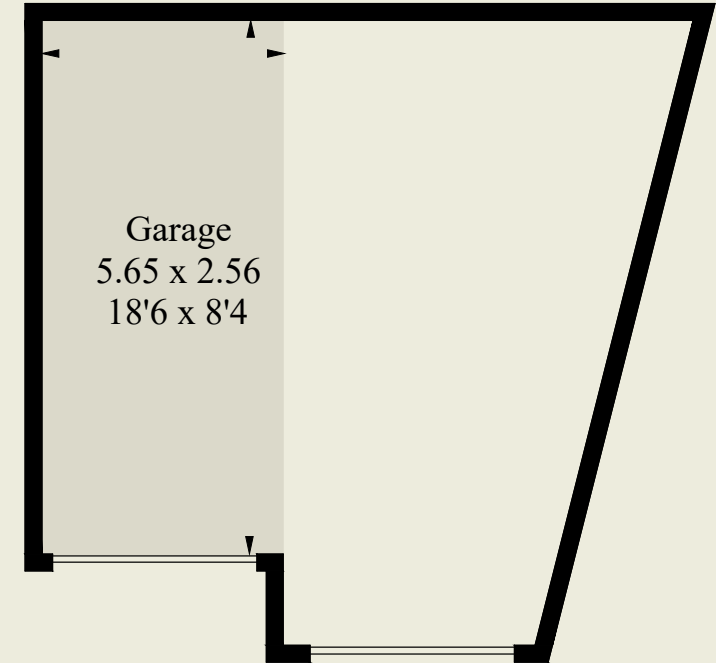


2 Swanston Cottages, High Street, Whitchurch on Thames, Oxfordshire, RG8 7ES

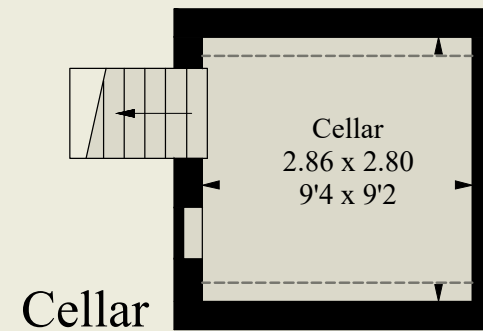
Approximate Gross Internal Floor Area = 101 sq m / 1087 sq ft
 Limited Use Area = 2 sq m / 21 sq ft Garage = 14 sq m / 150 sq ft
 Total = 117 sq m / 1259 sq ft



(Not Shown In Actual Location / Orientation)



= Limited Use Area





GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired combination boiler.

Council Tax: E

Energy Performance Rating: D

Postcode: RG8 7ES

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where turn right again and then left into the Reading Road by the Queens Arms public house. Follow the road out of the village up White Hill and in a further 1¼ miles on reaching the crossroads at Crays Pond turn right for Whitchurch and Pangbourne. In a ¼ mile follow the road down the hill into the village of Whitchurch itself and on entering the High Street, Swanston Cottages will be found on the left hand side, immediately opposite the turning into Manor Road which is on the right hand side. For ease of parking on initial viewing, turn right into Manor Road and park along there and walk the short distance back to the property.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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