



11 BEC TITHE

WHITCHURCH HILL ♦ OXFORDSHIRE



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Pangbourne on Thames 2 miles (London Paddington within the hour) ♦ Reading 10 miles (London Paddington 27 minutes)

♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 11 miles ♦

Newbury 15 miles ♦ Oxford 17 miles

(Distances and times approximate)

Occupying an advantageous corner position within this quiet cul de sac in the popular hilltop village of Whitchurch Hill, only 2 miles from Pangbourne on Thames with its local amenities and most importantly station with direct access into London Paddington.

A completely renovated and detached property of 1732 Sq Ft presented to a high standard and providing versatile 3 reception, 4 bedroom, 2 bathroom accommodation with generous space in a larger than average corner plot extending to 0.26 acres of stunning gardens.

♦ Large Paved Driveway

♦ Covered Front Porch

♦ Reception Hall with Coats Cupboard

♦ Drawing Room with Log Burning Stove

♦ Family Room

♦ Sitting Room

♦ Cloakroom with Shower

♦ Bedroom 4

♦ Utility Cupboard

♦ Kitchen Breakfast Room

♦ Landing

♦ Two Bedrooms, both with Wall to Wall Built In Wardrobes and Ample Eaves Storage to Both Sides

♦ Third Bedroom

♦ Family Bathroom

♦ In all approximately 2,228 sq ft

♦ Rear Wrap Around Terrace and Lawned Gardens with a Large Summer House and Workshop. In all 0.26 of an acre



SITUATION

Whitchurch Hill is a quiet, hilltop village lying some 450' above sea level on the edge of the Chilterns Escarpment close to the Thames Valley, approximately 2 miles from Pangbourne on Thames with surrounding countryside designated an area of 'Outstanding Natural Beauty'.

Traditionally timbered and thatched cottages overlook the village green and parish church of St Johns and there are many other period properties reflecting the differing architectural styles through the ages, which essentially form the character and history of this unspoilt rural community historically based on agriculture and farming.

At the bottom of the hill is the separate village of Whitchurch on Thames lying opposite to the village of Pangbourne on the Berkshire side of the river, and home to a well revered and outstanding primary school. Pangbourne offers excellent shopping facilities as well as a wide range of amenities including a mainline railway station which has excellent commuter services to Reading and up to London (Paddington) in under the hour. There is a regular daily bus service to Reading via Pangbourne from Woodcote with good road communications, particularly for Reading and the M4 motorway.

In addition to having well revered and 'outstanding' local state primary school in Whitchurch on Thames and secondary schooling in nearby Woodcote, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, St Helen & St Katharine, Radley College and The European School at Culham.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (Elizabeth Line) services have commenced from Reading which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Originally built in 1979, 11 Bec Tithe has been totally renovated in recent years to a high specification. Improvements include triple glazed windows, Kloeber front door, Gerberit sanitary ware, oak flooring and staircase plus recessed downlights throughout. Entrance is under a loggia porch into the wide entrance hall with oak flooring and staircase access. The fixed glazed pane to the front allows for an abundance of light, which is a theme right the way through the property. The entrance hall has a coats cupboard and utility cupboard and gives access to all reception rooms. At the front of the house is the generous drawing room. Large windows overlook the front garden and french doors give access to the wide side terrace. There is a Contura log burner with soapstone top allowing for heat retention. The kitchen breakfast room overlooks the side and rear garden with doors offering a wonderful opportunity for al fresco dining on the terrace, overlooking the vibrant garden. The room benefits from warmup underfloor heating and ceiling speakers. There are 2 further reception rooms, a family room and sitting room with views across the back. The cloakroom incorporates a shower which is a Hansgrohe shower and the room has warmup underfloor heating, a heated towel rail and envirovent extractor. Bedroom 4 leads off the sitting room. Upstairs there are 3 bedrooms. The main bedroom is at the front and has wall to wall built in wardrobes as well as 2 eaves storage cupboards offering generous space. The second bedroom sits at the rear and also benefits from built in wardrobes and eaves storage. The third bedroom overlooks the side garden, with far reaching rural views. The family bathroom has warmup underfloor heating and an envirovent extractor system. A wonderful family home with flexible accommodation. An early viewing is advised.

OUTSIDE

The property is approached across a spacious pavor driveway with parking for several cars. There is a front garden with planting and trees, including a magnolia and cherry tree. There is fencing and 2 gates either side of the house giving rear access. The gardens extend from the side of the house round to the rear, with great depth and many wonderful features, including sunken fire pit with inbuilt speakers and lighting, bountiful flower beds and many raised vegetable beds. The wide terrace wraps around the property providing a wonderful opportunity for al fresco dining and entertaining. The gardens are an absolute delight and much planting throughout is evident, containing a large range of shrubs, trees and plants providing masses of colours throughout the year. There is a large summer house which overlooks the gardens and house as well as a sizable workshop. The garden truly compliments the property and provides a stunning backdrop.



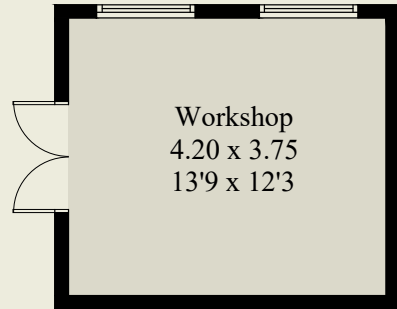
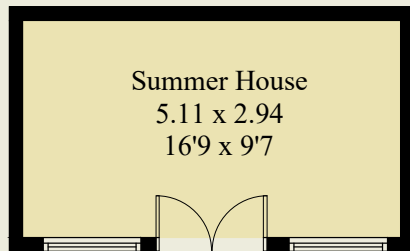
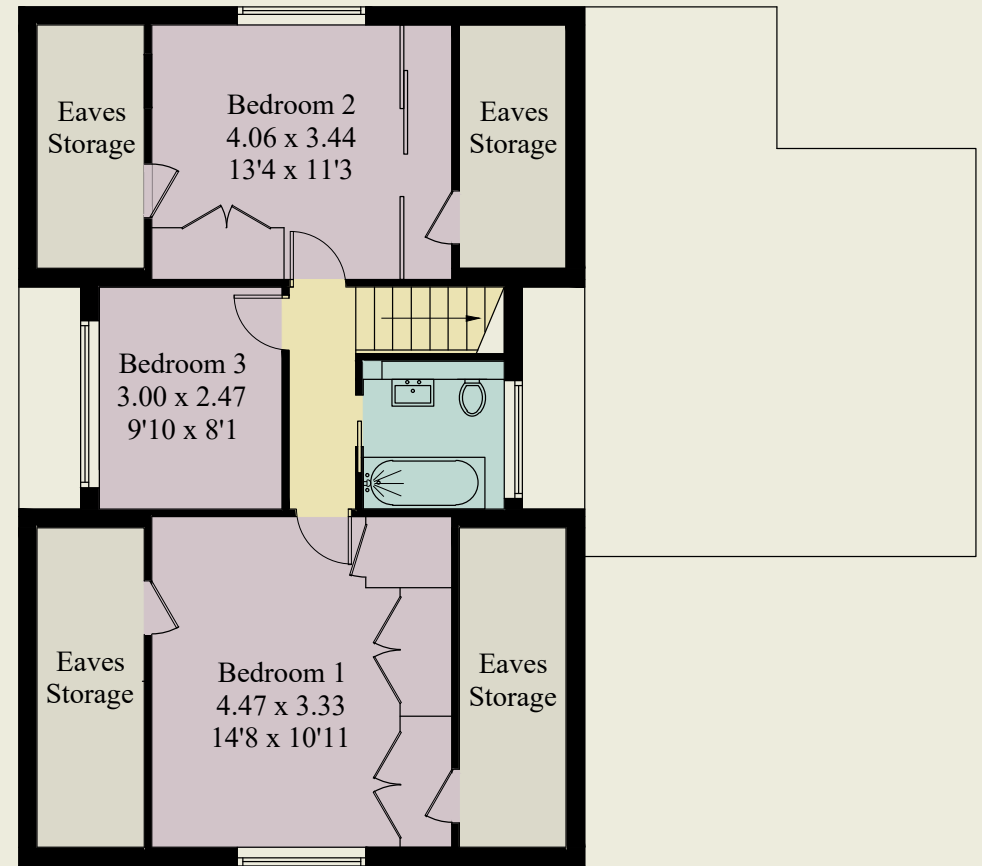
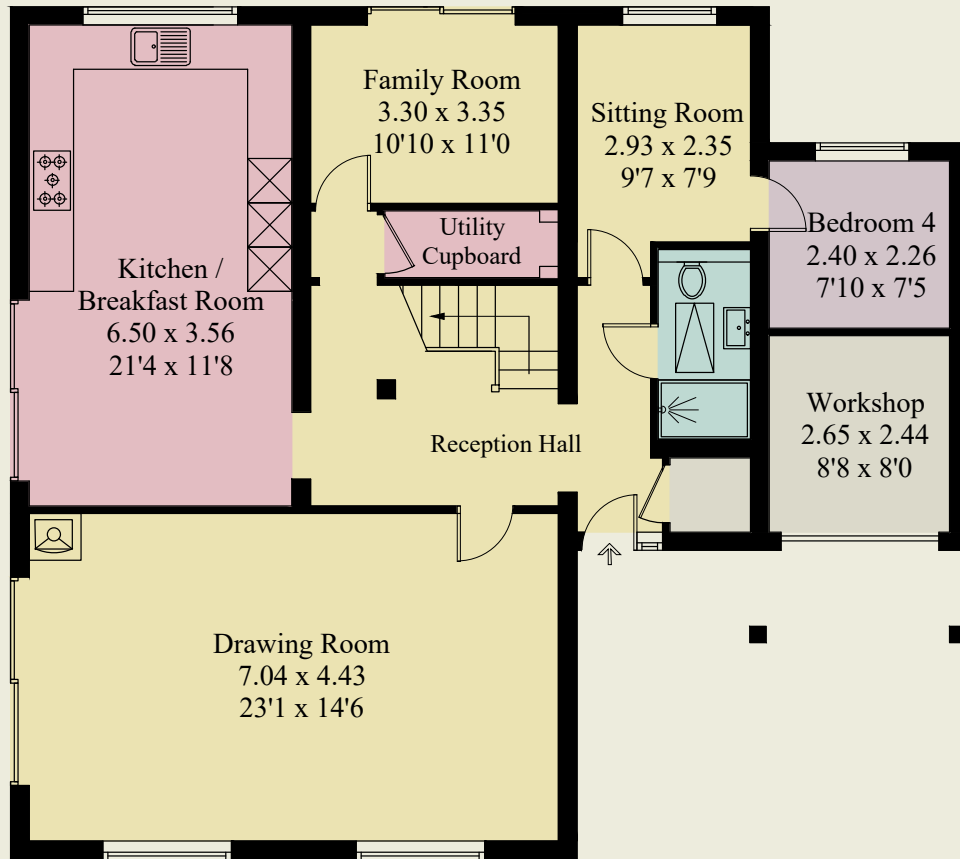


11 Bec Tithe, Whitchurch Hill, Oxfordshire, RG8 7NP

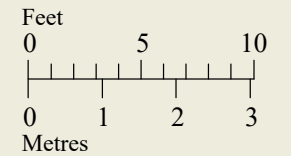
Approximate Gross Internal Area = 161 sq m / 1732 sq ft

Outbuildings = 30 sq m / 322 sq ft Limited Use Area = 16 sq m / 172 sq ft

Total = 207 sq m / 2228 sq ft



= Limited Use Area



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 377

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired combi boiler.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 7NP

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 at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching the crossroads at Crays Pond, turn right for Whitchurch and Pangbourne. In approximately 1 mile turn left at small crossroads signposted for Hill Bottom. Follow this road into Hill Bottom and after passing the Sun Inn at the junction at the bottom of the road, turn right back into Whitchurch Hill. Bec Tithe is the third road on the right and 11 is found in the fat left hand corner.

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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