



WALLED GARDEN

HIGH STREET ♦ WHITCHURCH ON THAMES ♦ OXFORDSHIRE



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♦ OXFORDSHIRE

Pangbourne Shops and Station - ½ mile ♦ Reading - 5 miles
♦ M4 at Theale (J12) - 6 miles ♦ Newbury - 13 miles ♦
Goring on Thames - 4 miles ♦ Henley on Thames - 12 miles
♦ Oxford - 23 miles (Distances approximate)

Privately situated in the central part of this Quintessential English Riverside Village in the historic high street and easily accessible for the shops, amenities and mainline station for London in Pangbourne on Thames and having outstanding schools in the local area. The M4 & M40 are both within easy reach as are Oxford, Reading & Newbury.

This is a rare opportunity to acquire a unique building plot and to be able to build a new home of Approximately 7,510 sq ft in this highly sought after location.

A Stunning Plot of Approx. 1 Acre, With Planning Permission Granted For A 6 Bedroom, 5 Reception House.

Occupying a unique walled garden setting in the central part of this highly regarded Thameside village on the Oxfordshire/Berkshire borders.

Further details of the planning permissions obtained can be found below:

- ♦ P23/S1070 /FUL
- ♦ Granted October 2023
- ♦ Gross internal floor area of the main house 7,510 sq ft
- ♦ Gross internal floor area including Garage and two retained Outbuildings 8,360 sq ft
- ♦ Approximately 1 Acre plot

Please see the South Oxfordshire Council planning portal for full details of the planning permission, quoting the above planning reference, or enquire at the offices of Warmingham & Co.

Quite stunning the plans afford a most visually pleasing modern and contemporary home, with spacious and flexible well-appointed layouts internally.

Note: CIL payment £158,760 (self-builders exempt)



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'.

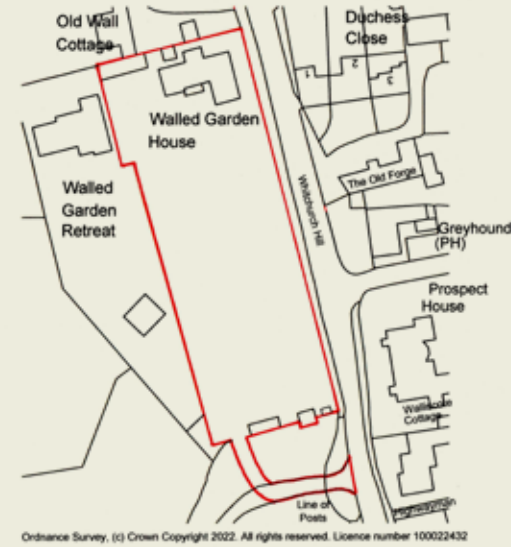
There are two village Pubs, the Greyhound and the Ferry Boat, a well-respected primary school, an Art Gallery with works by local artists and a village Cricket Ground supported by an enthusiastic village team.

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, 2 banks, 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. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale. In addition to state schools there is a wide selection of private schools in the immediate local area giving ample choice.


Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.



1:500 Block Plan



1:1250 Location Plan

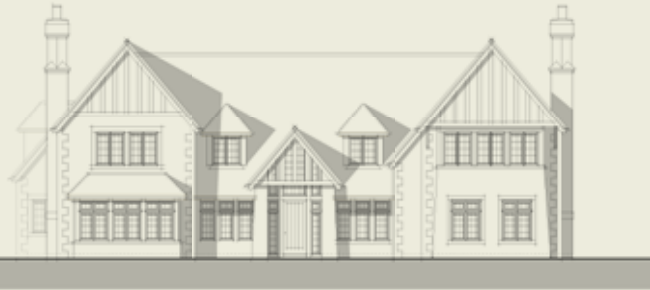
 ARD	CHARTERED ARCHITECT	PROJECT
	PROSPECT COTTAGE 26 WINDMILL ROAD MORTIMER COMMON BERKSHIRE RG7 3RN	The Walled Garden, Whitchurch Hill, Whitchurch-on-Thames
		DRAWING TITLE
		Location and Block Plans
		DATE
	Mob. 07950 311036	04/09/2022
		SCALE
		1:1250 and 1:500 @ A3
CLIENT	DWG NO.	REVISION
	22/24/09	

In a prominent situation fronting onto the High Street set behind a high brick wall which ensures a great degree of privacy. A private entrance through the wall opens on to a gravelled driveway giving access to Walled Garden and 2 other properties.

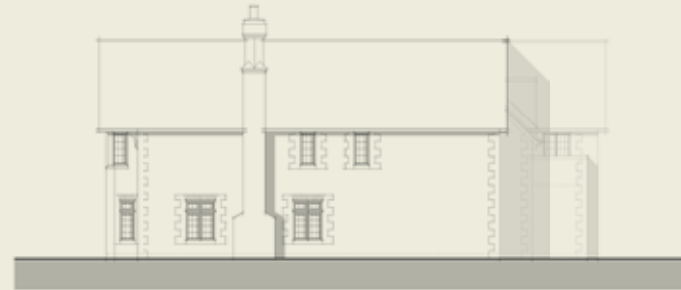
Fronting onto the drive is a forecourt area set back and with further parking.

The gardens which lie to the front and side of the house enjoy a totally private aspect with the original high brick wall extending along the boundary with the High Street.

PLANNING



Front Elevation



RHS Elevation



LHS Elevation



Rear Elevation



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<p>CLIENT: MRS. Z. KNOTT</p> <p>IN ASSOCIATION WITH:</p> <p>PROJECT: WALLED GARDEN HOUSE WHITCHURCH-ON-THAMES</p> <p>REV: 01 DESCRIPTION: Window added to RHS elevation and shadow transparencies updated DATE: 16/02/2023 BY: MF</p>	<p>CLIENT: MRS. Z. KNOTT</p> <p>TITLE: PROPOSED ELEVATIONS</p> <p>DRAWN BY: PL SCALE: 1:100 @ A1</p> <p>CHECKED BY: MF DATE: 16/02/2023</p> <p>STATUS: PLANNING</p> <p>DRAWING No: PROJECT: ORG: ZONE: LEVEL: TYPE: ROLE: NUMBER: REV: 5021007/RDG XX XX EL A 0105 A</p>	<p>ORIGINATOR:</p> <p>RIDGE PROPERTY & CONSTRUCTION CONSULTANTS</p> <p>BEAUMONT HOUSE 81 HIGH STREET THRALE READING, RG7 5AL</p> <p>TEL NO 0118 932 3088 WWW.RIDGE.CO.UK</p>
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PLANNING



Ground Floor



First Floor



Second Floor



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REV	DESCRIPTION	DATE	BY	CHKD
C	Window added to first floor master bedroom	25/02/2023	MF	MF
B	Revised structure	16/02/2023	MF	MF
A	Amendments to plans following client comments	09/02/2023	MF	MF

CLIENT:	MRS. Z. KNOTT
TITLE:	PROPOSED PLANS
IN ASSOCIATION WITH:	
PROJECT:	WALLED GARDEN HOUSE WHITCHURCH-ON-THAMES
DRAWING No:	
PROJECT:	5021007
ORD:	RDG
ZONE:	XX
LEVEL:	XX
TYPE:	PL
ROLE:	A
NUMBER:	0104
REV:	C

ORIGINATOR:	
DRAWN BY:	PL
CHECKED BY:	MF
DATE:	08/02/2023
STATUS:	PLANNING
SCALE:	1:100 @ A1

PROJECT:	5021007
ORD:	RDG
ZONE:	XX
LEVEL:	XX
TYPE:	PL
ROLE:	A
NUMBER:	0104
REV:	C

RIDGE
PROPERTY & CONSTRUCTION CONSULTANTS

BEAUMONT HOUSE
81 HIGH STREET
THAME
OX9 1JL

TEL NO 0118 932 3088
WWW.RIDGE.CO.UK



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler.

Council Tax: TBC

Energy Performance Rating: TBC

Postcode: RG8 7EP

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by prior 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. At the railway bridge junction bear right and turn left into Reading Road. Leave the village and on reaching Crays Pond in 2 miles turn right at the crossroads from Whitchurch. On coming down the hill into Whitchurch itself and the High Street, the entrance into Walled Garden is through a high brick wall found on the right-hand side. Walled Garden is then immediately on the right-hand side.

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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