



NOVEM

9 ORCHARD COOMBE ♦ WHITCHURCH HILL ♦ OXFORDSHIRE





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♦ OXFORDSHIRE

Pangbourne 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 a private tucked away position within this popular hilltop village, located in the heart of the beautiful rolling Chilterns yet a short drive to extensive amenities, schooling and mainline railway station which provides direct access to London Paddington in under an hour.

A detached 4/5 bedroom family house set within a large south west facing plot of 0.459 of an acre, affording light and spacious accommodation and offering further opportunity to extend, subject to planning permission.

♦ Private Driveway & Forecourt

♦ Covered Front Porch

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Kitchen
- ♦ Utility Room
- ♦ Study/Bedroom 5
- ♦ Sitting Room with fireplace
- ♦ Dining Room
- ♦ Conservatory

- ♦ Landing
- ♦ 4 Bedrooms
- ♦ Shower Room
- ♦ Family Bathroom

♦ Integral Double Garage

♦ In All Approximately 2,002 sq ft

♦ Delightfully Mature Gardens & Grounds Of Approximately
0.459 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. The surrounding countryside is designated an AONB. Close by is an extensive network of beautiful woodland and hilltop pathways, as well as a children's playground.

Traditional timbered and thatched cottages overlook the village green as does the parish church of St John and there are many other period properties reflecting the differing architectural styles through the ages. This essentially forms the character and provenance of this unspoilt rural community, historically based on agriculture and farming. In Hill Bottom on the northern edge of the village, is located the well-known Sun Inn, a Brakspear Pub, which has a good reputation for food.

At the bottom of the hill lies the separate village of Whitchurch-on-Thames. This has 2 popular pubs and a highly rated primary school. These villages are in the catchment area of the well regarded Langtree Secondary school, based in nearby Woodcote (with own bus route). There is also an excellent range of private schooling - Moulsoford Preparatory, The Oratory Preparatory, Cranford House, Pangbourne College, The Abbey School, Abingdon Boys and the School of St Helen & Katharine.

Pangbourne, on the opposite side of the river, has a mainline railway station with frequent commuter services to Reading, London (Paddington under an hour) and Oxford. There are good road communications particularly for Reading, Henley on Thames, Oxford and Newbury. The M40 and M4 networks are close by.

Crossrail services from Reading, which, together with the electrification of the line offer fast travelling times to London and the City.

Pangbourne offers excellent shopping facilities including a supermarket as well as a wide range of amenities such as a doctor's surgery and the Adventure Dolphin water sports centre based on the River Thames.

PROPERTY DESCRIPTION

Built in the 1970's of traditional design and benefiting from being one of the biggest overall plot sizes, 9 Orchard Coombe occupies a private position within the close. Entrance is under a covered porch into the hallway which has stair access, cloakroom and coats cupboard. A door leads into the kitchen which has access into both the dining and utility room. All reception rooms benefit from windows overlooking the fabulous gardens beyond. The utility room has a door taking you to the front of the house and one into the integral double garage. There is a study which could double up as bedroom 5. On the other side of the house is the sitting room with real fireplace and sliding doors into the conservatory. The views are stunning and the floor to ceiling windows showcase the outside perfectly. Upstairs the landing area has masses of light from a large window. There are 4 double bedrooms, 3 with built in wardrobes. There is a shower room and separate family bathroom. There is a loft which is fully boarded and there is a drop down ladder. The property has great potential and an early viewing is highly recommended.

OUTSIDE

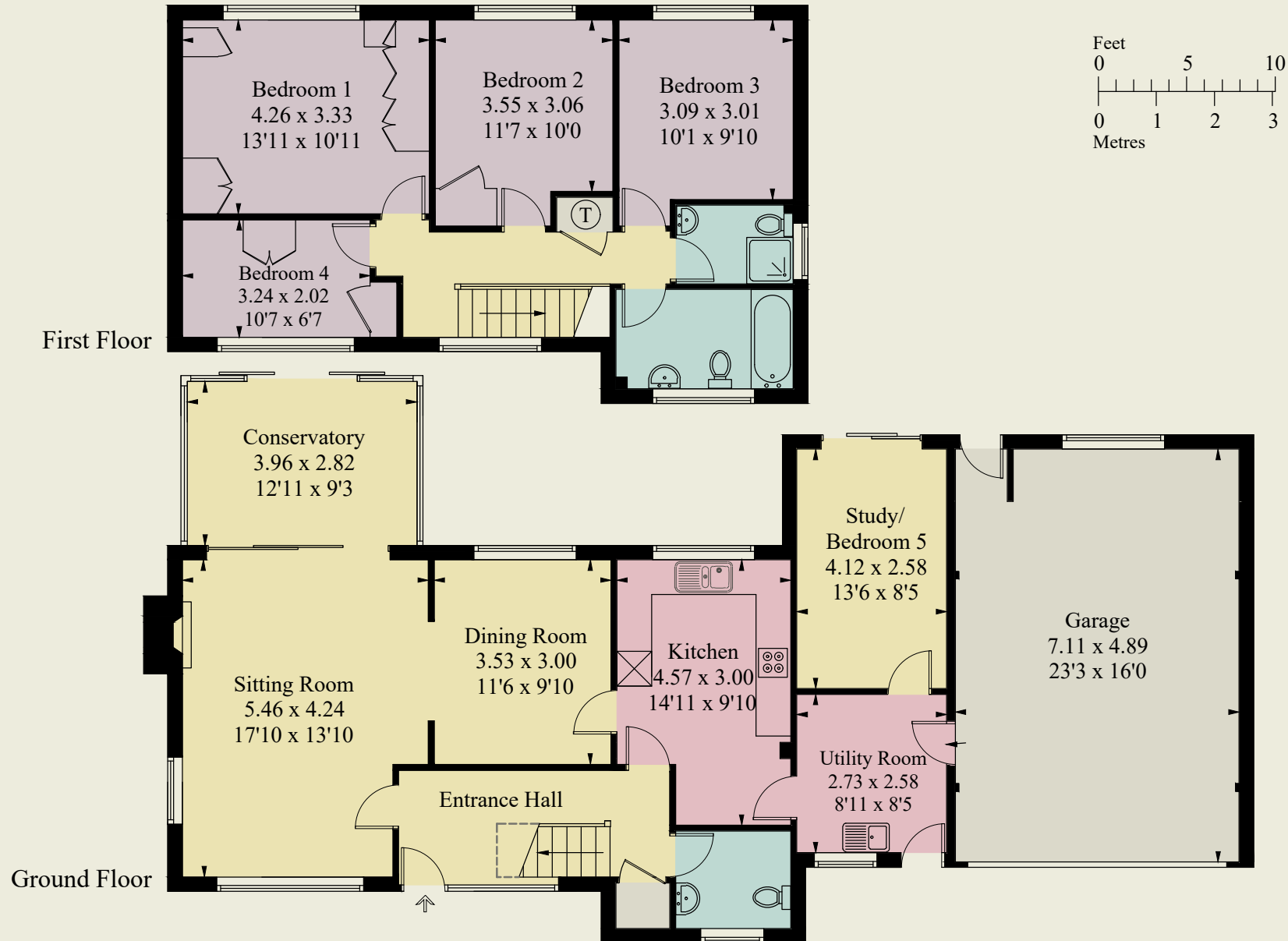
The property is quietly tucked away within Orchard Coombe and a lovely cooper beech sits at the top of the deep front garden with sweeping driveway leading up to the property. Pretty borders run down the side up to the garage and the remainder front garden is lawn. The garage has a large double roller door and there is boarded storage above. The main garden at the back is south west facing and an absolute delight. It has "park-like" features with mature trees, shrubs and planting throughout. There are hedged and fenced boundaries and to the far end a line of trees provide a wonderful backdrop. A pergola with vine above offers a wonderful seating opportunity in the middle of the garden and terrace runs the width of the back of the house, perfect for "al fresco" dining. Off to the right hand side, behind a mixed hedged is an area perfect for vegetable and fruit growing, with greenhouse and 2 sheds. The garden has total privacy and truly compliments this property.





9 Orchard Coombe, Whitchurch Hill, Oxfordshire, RG8 7QL

Approximate Gross Internal Area (including Garage) = 186 sq m / 2002 sq ft



CREATESPACE DESIGN ref 489

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 boiler.

Council Tax: F

Energy Performance Rating: D / 64

Postcode: RG8 7QL

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the central of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction bear right and next left into the Reading Road. Follow this road up Whitehill and out of the village and on reaching Crays Pond in approximately 2 miles turn right at the crossroads for Whitchurch Hill. In a further 1¼ miles take the next left hand turning after the Hill Bottom crossroads into Orchard Coombe itself. 9 Orchard Coombe will be found on the right hand side, about ¾ of the way along.

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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