



22 HILL BOTTOM CLOSE

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)

Situated in a favoured cul-de-sac in this delightful rural village located on the top of the Chilterns escarpment just above Whitchurch-on-Thames, a short walk or drive to the river Thames, outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour.

A beautifully presented and contemporary detached 4 bedroom, 3 bathroom family house affording generous and flexibly arranged accommodation, extending to approximately 1,776 sq ft, set well back in its plot with long driveway and lovely private garden.

♦ A Delightful Family Home Extending In Total To Approximately 1,776 Sq Ft

♦ Within Close Distance Of The River Thames, Extensive Amenities, Outstanding Schooling, Mainline Railway Station To London Paddington In Well Under The Hour

- ♦ Entrance Hall
- ♦ Cloaks Cupboard
- ♦ Shower Room
- ♦ Sitting Room
- ♦ Large Kitchen/Breakfast/ Dining Room
- ♦ Generous Utility Room
- ♦ Family Room/Office

- ♦ Landing
- ♦ Double Airing Cupboard
- ♦ Main Bedroom with Walk In Wardrobe and Ensuite Shower
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom

♦ In All Extending To Approximately 1,776 Sq Ft

♦ Front Garden and Driveway For Up To 4 Vehicles

♦ Rear Private Garden



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', yet benefitting from its own favoured pub, The Sun Inn, and a wonderful children's park.

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 and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford 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, Radley College, and St Helen & St Katharine.

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

22 Hill Bottom Close is a beautifully presented and contemporary family house, having been extended and refurbished by the current owners to offer a stylish property.

Careful planning and attention has been provided culminating in modern, open plan living.

Entrance is into a hall with a good sized Cloaks cupboard and downstairs shower room. All internal doors are oak and Karndean flooring runs through from the hallway into the kitchen breakfast room. All the bathrooms are new suites and feature Hansgrohe fittings. The sitting room is at the front of the house and has fitted units either side of the newly installed wood burner. The hallway then continues, with garden views drawing you towards the kitchen and open plan dining room with lounge area. The kitchen is fully fitted with handleless units, quartz worktops and high specification appliances, including a Smeg hob and Elica extractor fan. There is an island, allowing for social dining and the room opens further allowing for a dining area and family seating area under a vaulted ceiling with Velux windows. The Schüco bi-fold doors offer a wonderful connection to outside and have integrated blinds. There is a separate utility room to the rear of the kitchen with useful back door. To one side of the kitchen are the stairs leading to the first floor and door to the family room which can also serve as an office or study benefitting from built in book shelves and cupboards.

Upstairs, a generous landing leads to all rooms and has loft access and a double airing cupboard. The main bedroom has a walk-in wardrobe and ensuite shower room beyond. There are 3 further double bedrooms, 2 with built-in storage and a family bathroom with bath and overhead shower. With masses of light and generous rooms, the property is a perfect family home. An early viewing is advised.

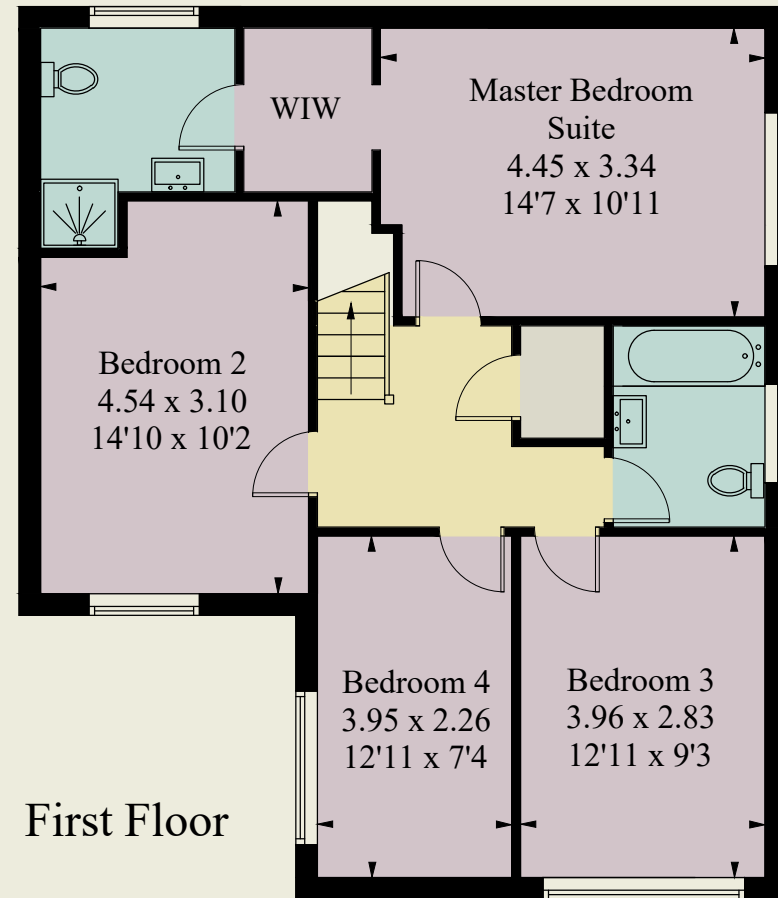
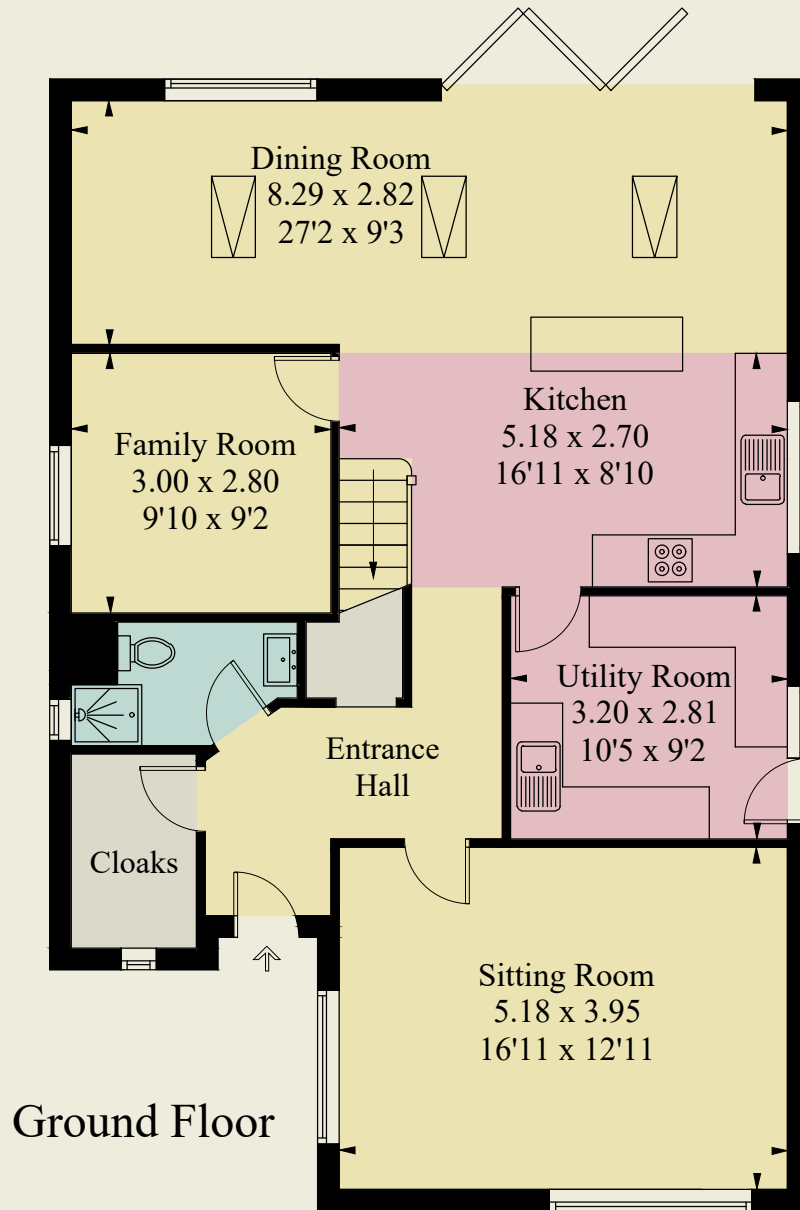
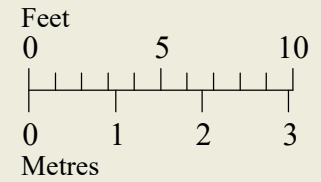
OUTSIDE

The property is found towards the end of the cul de sac overlooking the circular green. The front garden has a large lawn area and deep planting with an array of flowers and shrubs bordering the property. A gravelled driveway allows parking for several cars. There are wooden gates to both sides of the property taking you through to the back garden. The garden is fully fenced and a beautiful addition to this fabulous home. A terrace runs across the back and offers a fabulous opportunity for "al fresco" dining and entertaining with filled railway sleeper boarders. A secondary seating area has been designed with a pergola for additional seating. Mainly laid to lawn, the garden has pretty planting of shrubs and small trees to the borders and an area of raised beds for fruit and vegetable growing plus Greenhouse. A large shed with electrics is at the back of the garden and has ample space for garden storage. A gated area to the left of the property has a useful outside Utility area, which is cleverly hidden from the main garden.



22 Hill Bottom Close, Whitchurch Hill, Oxfordshire, RG8 7PX

Approximate Gross Internal Area= 165 sq m / 1776 sq ft



CREATESPACE DESIGN ref 523

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired boiler located in the utility room.

Council: F

Energy Performance Rating: D / 68

Postcode: RG8 7PX

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn right and then next left into Reading Road by Tesco. Continue up the hill and out of the village and on reaching Crays Pond in approximately 2 miles, turn right at the crossroads for Whitchurch and Pangbourne. In a further mile turn left at a small crossroads signposted Hill Bottom and continue for a further 1/2 mile, turning right into Hill Bottom Close. The property will be found further into the close on the right hand side overlooking the green.



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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