



8 BEC TITHE

WHITCHURCH HILL ♦ OXFORDSHIRE



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Pangbourne on Thames - 2 miles ♦ Reading - 6 miles ♦ Goring on Thames - 4 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 22 miles ♦ Newbury - 14 miles ♦ M4 at Theale (J12) - 7 miles (Distances approximate)

A 3 bedroom detached chalet style house with private garden and double garage in a highly regarded hilltop village.

- ♦ Entrance Hall
 - ♦ Lounge with wood burner
 - ♦ Bedroom 3/Study
 - ♦ Cloakroom
 - ♦ Fitted Kitchen
 - ♦ Utility Room
 - ♦ Dining Room
-
- ♦ Conservatory
-
- ♦ Landing with Study Area
 - ♦ 2nd Double Bedrooms
 - ♦ Bathroom with shower over the bath
-
- ♦ Gated Driveway
 - ♦ Double Garage
-
- ♦ Private Garden
-
- ♦ Large Workshop with Separate Store



SITUATION

Whitchurch Hill is a quiet, hilltop village lying some 450' above sea level on the edge of the Chilterns Escarpment bordering the Thames Valley approximately 2 miles from Pangbourne on Thames with the surrounding countryside designated an "A.O.N.B."

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, which essentially form the character and provenance 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 the village of Pangbourne, and which boasts a high Ofsted rated Primary School and 2 popular Inns.

Hill Bottom forms the Eastern side of the village and adjoins beautiful countryside.

Pangbourne on the Berkshire side of the River and connected by an historic Toll Bridge, offers excellent shopping facilities including a supermarket as well as a wide range of amenities and notably a mainline railway station with fast commuter services to Reading and up to London (Paddington well under the hour).

Road communications are especially good particularly for the major centres of Reading, Henley on Thames, Oxford, and Newbury and for both the M.40 and M4 motorway networks.

PROPERTY DESCRIPTION

A well-presented detached 3 bedroom chalet style house in a sought after location in a beautiful rural village. Entrance is into the hall which runs through the house. The sitting room is at the front of the property and it has a woodburner. Next to this is an office/bedroom 3. The fitted kitchen overlooks the garden with lovely views. There is a utility room next door with back door access. The dining room leads into the conservatory and there is another woodburner. Downstairs also has a cloakroom. On the first floor are 2 double bedrooms, both with built in eaves storage. On the landing is a study area. There is a family bathroom with bath and overhead shower.

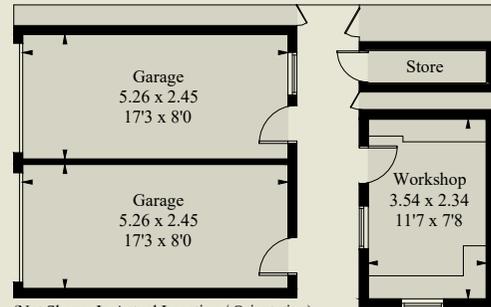
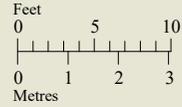
OUTSIDE

The property has a large front garden and little path leading to the front door. To the side of the property is a double gate leading into the private driveway, double garage and garden. The garden is part walled and fenced with a kitchen garden area and greenhouse, as well as large lawn with a mature apple tree. There is also a workshop with separate store.



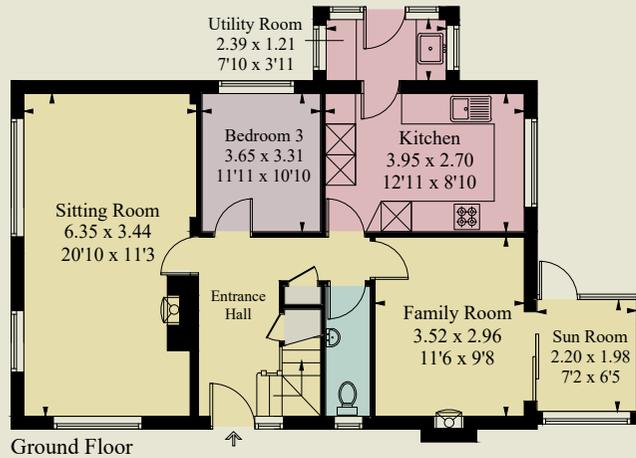
8 Bec Tithe, Whitchurch Hill, Oxfordshire, RG8 7NP

Approximate Gross Internal Area = 108 sq m / 1162 sq ft Limited Use Area = 22 sq m / 236 sq ft
 Outbuildings = 35 sq m / 376 sq ft
 Total = 165 sq m / 1776 sq ft

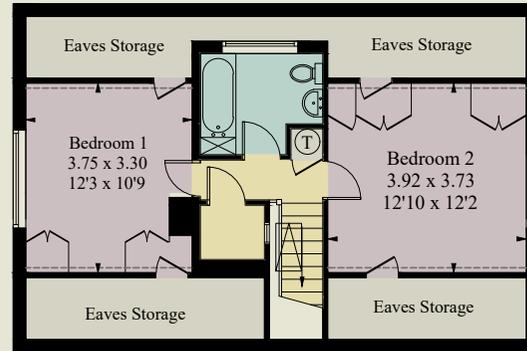


(Not Shown In Actual Location / Orientation)

= Limited Use Area



Ground Floor



First Floor

CREATESPACE DESIGN ref 457

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

GENERAL INFORMATION

Services: All mains are connected to the property. Central heating from Gas Boiler.

Council Tax: F

Energy Performance Rating: C / 69

Postcode: RG8 7NP

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office in the centre of Goring proceed up the High Street at the top on the railway bridge, turn right onto Wallingford Road and immediately left into Reading Road. Continue all the way up to Crays Pond and turn right sign posted, Whitchurch and Pangbourne. You will reach Whitchurch Hill, take the third turning after the church and a long side the recreation ground. Turn left on to Goring Heath Road and take the third left turning being Bec Tithe. Number 8 is on the end of the first row on the right 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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