



THE FORMER HOLY TRINITY CHURCH

BUCKHOLD ♦ PANGBOURNE ♦ BERKSHIRE



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Pangbourne on Thames - 2 ¼ miles ♦ Goring on Thames - 6 miles

♦ Reading - 8 miles ♦ Newbury - 12 miles ♦ Wallingford - 11 miles

♦ Oxford - 28 miles ♦ M4 at Theale (J12) - 7 miles

(Distances approximate)

Situated in a quiet, elevated, rural location, yet within a short drive from everyday amenities at Pangbourne on Thames including a mainline station for commuter services up to London Paddington within 35 minutes.

A detached former Holy Trinity Church, built in 1836 to a design by Architect Sampson Kempthorne, offering generous characterful 4-bedroom accommodation of approximately 2,292 sq ft across 3 levels.

♦ Enclosed Entrance Porch

♦ Galleried Entrance Hall

♦ Family Room

♦ Rear Lobby with Cloakroom

♦ Kitchen

♦ Dining Room

♦ Vaulted Drawing Room

♦ Recessed Study

♦ Mezzanine Galleried Landing/Library

♦ Main Staircase

♦ Main Bedroom with Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ 2 Separate Spiral Staircases

♦ 4th Bedroom with eaves storage

♦ Private Gated and Railed Front Forecourt

♦ Garden and Grounds totalling 0.5 of an Acre

♦ No Onward Chain



SITUATION

Buckhold is a small rural community located on high ground some 21¼ miles to the West of Pangbourne on Thames. There are numerous footpaths and Bridle ways close at hand over delightful surrounding countryside. The village of Pangbourne offers an excellent range of local amenities and facilities, including a Co-op supermarket, specialist cheese shop and a high-class butcher. There is also a Health Centre and a Dentist together with traditional Inns and restaurants. Importantly, there is a mainline station providing fast commuter services up to London Paddington and into the city of London via the Elizabeth line.

The property is surrounded and protected by Yattendon Estate farmland which ensures an unspoiled landscape. In the local area are a good number of excellent private and state schools with St Andrews Prep School being within walking distance.

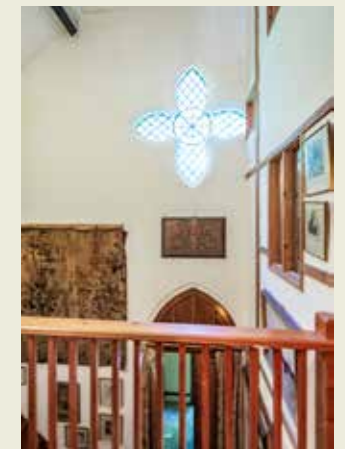
PROPERTY DESCRIPTION

A former Church of England Church, designed by the Victorian Architect Sampson Kempthorne in 1836 and incorporating a wealth of history. Having been used in WW2 for American servicemen who were based in Berkshire, the Church was deconsecrated in 1983 and became an independent residential dwelling. The current owner bought the property in 1991 and had the property rewired and septic tank renewed, as well as the slate roof replaced in 1992. The building retains many features associated with a holy building, including tall wooden doors into the entrance lobby and further doors into the galleried entrance hall with stone floor and staircase. There is generous reception space, including a family room, dining room with beamed ceiling and doors to the garden, fitted kitchen and vaulted drawing room. This room features beautiful arched stone and pillar detail with high windows above and a real fireplace. There are steps down to a recessed study and this is also where the spiral staircase is located. This staircase leads up to a galleried Library with a further seating area offering views over the vaulted drawing room and out through the window across the front.

From here are doors leading into the main bedroom with ensuite shower room. There are 2 further bedrooms on this floor, as well as a family bathroom. A second spiral staircase then takes you up to the second floor, which comprises of a large bedroom with stripped wooden flooring and 2 large roof windows and a good-sized eaves storage cupboard. With a wealth of history and original architecture throughout, a property like this is a rare find and an early viewing is recommended.

OUTSIDE

The property has a gated frontage, leading onto a gravelled forecourt area. Further parking can be found on the west side. Mature trees surround the property and this continues to the garden area which open up to reveal a wonderful large south facing paddock, a true sanctuary to enjoy the peaceful country in all its glory. The gardens and grounds extend to approximately 0.5 of an Acre and directly back onto Yattendon Farmland Estate where no building is normally permitted by The Iliffe Estate.



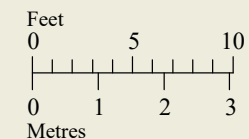



Holy Trinity Church, Buckhold, Pangbourne, Berkshire, RG8 8QQ

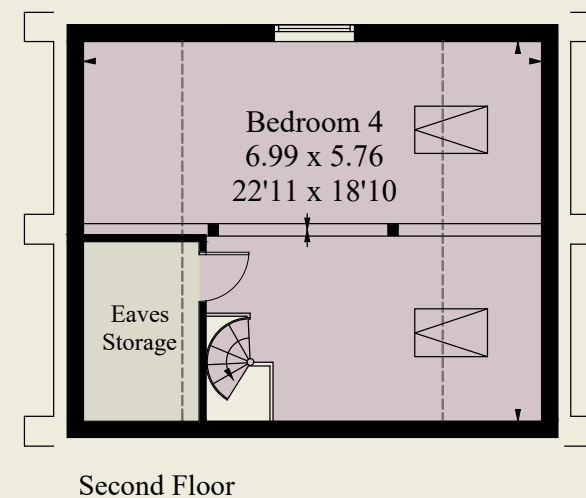
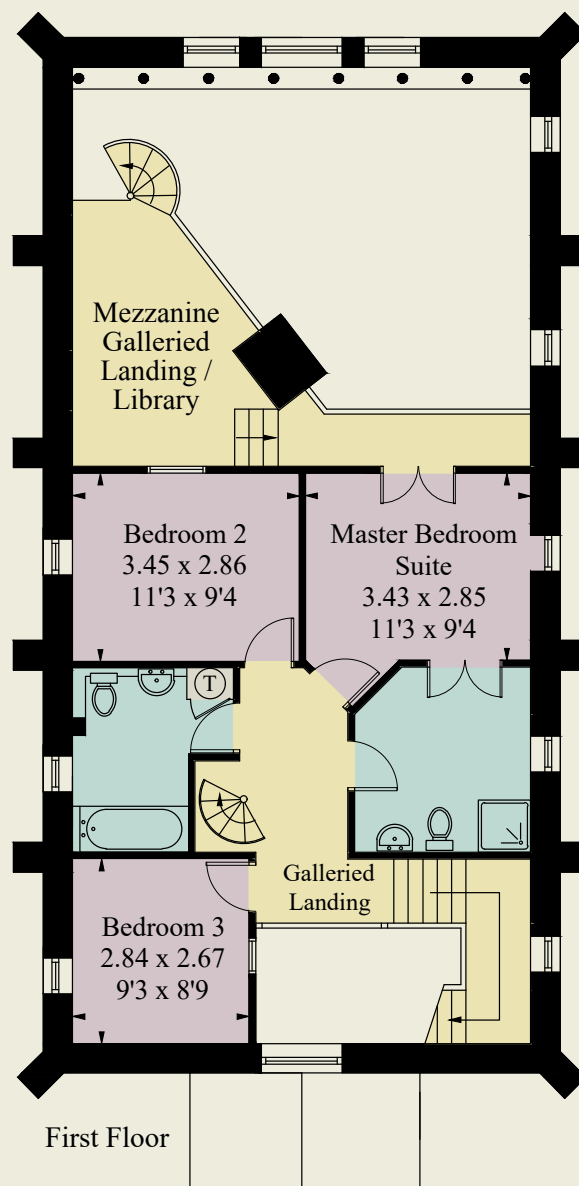
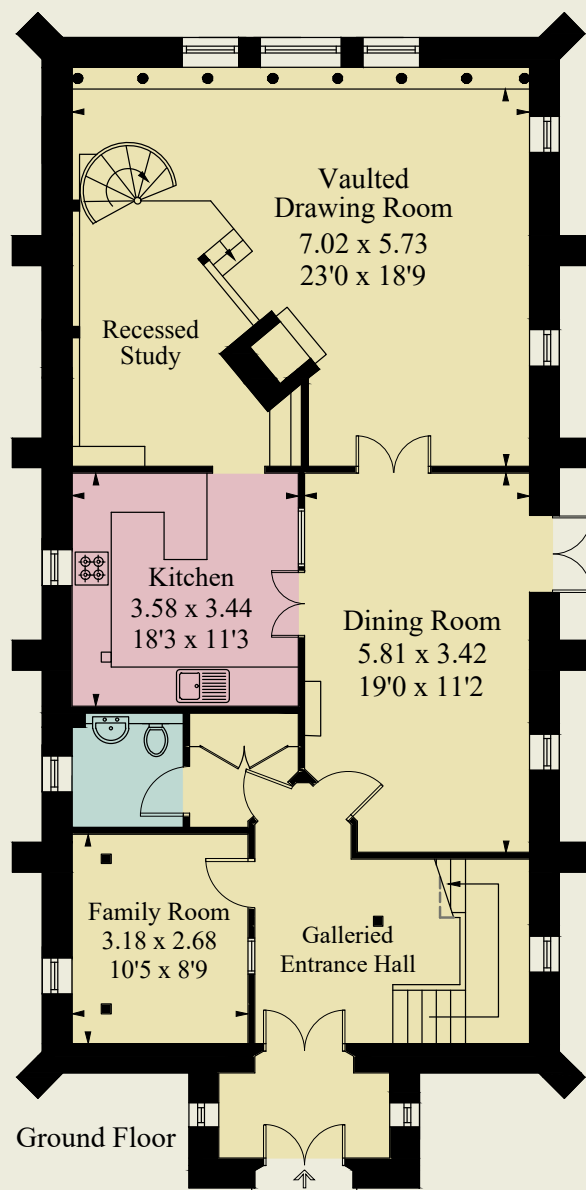
Approximate Gross Internal Area = 196 sq m / 2109 sq ft

Limited Use Area = 17 sq m / 182 sq ft

Total = 213 sq m / 2292 sq ft

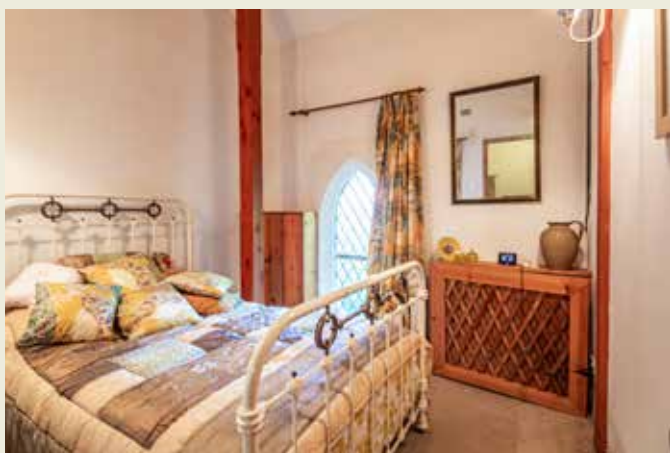


 = Limited Use Area



CREATESPACE DESIGN ref 472

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



GENERAL INFORMATION

Services: Mains electric and water are connected to the property. Heating from Night Storage Heaters and Hot Water Immersion. Septic tank drainage.

Council Tax: G

Energy Performance Rating: G / 8

Postcode: RG8 8QQ

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From offices in the centre of Goring on Thames turn left and continue over the River Bridge into Streatley High Street. At the top turn left at the traffic lights onto the A329 for Pangbourne. On reaching Lower Basildon in approximately 2 miles turn right opposite the filling station into Park Wall Lane. Follow this road up to Upper Basildon and on reaching the village turn left into Blandy's Lane which leads into the centre of the village. Then turn first left and continue straight on until reaching the Aldworth Road by the Red Lion pub and continue straight across. In a further 3/4 mile on reaching a crossroads continue straight across and after a few hundred yards turn right into a small lane where The Former Holy Trinity Church will be found being the last property on the left-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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