



# FAIROAK COTTAGE

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 on the southern fringe in this highly regarded hilltop village only 2 miles from Pangbourne on Thames with excellent amenities and mainline train station with direct trains into London Paddington within the hour.

A beautifully presented detached house of approximately 2,637 sq ft offering 4 bedroom, 2 bathroom accommodation set within private wraparound gardens of 0.186 of an Acre.

♦ Gravelled Driveway

♦ Attached Garage

♦ Covered Porch

♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen Breakfast Room

♦ Utility Room

♦ Main Bedroom with Ensuite Shower Room

♦ 3 Further Double Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Galleried First Floor Sitting Room / Study with Large Eaves Cupboards

♦ In all approximately 2,637 sq ft

♦ Front & Rear 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'.

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 school in Whitchurch on Thames and secondary schooling in nearby Woodcote, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford 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, St Helen & St Katharine, Radley College and The European School at Culham.

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

Built in 1998, Fair Oak Cottage is an individually designed chalet style property with part brick and flint elevations under a tiled roof. Refurbished to a high standard including underfloor heating to the whole of downstairs, the property offers generous accommodation.

Entrance is under a covered porch into the hallway with staircase and cloakroom off and Karndean flooring. The sitting room is vaulted and features a beautiful tall bricked fireplace with gas wood burner. French doors look out across the front garden and there is a decked terrace which enjoys a southerly aspect. To the other side of the hall is the fourth bedroom. The kitchen breakfast room has dual aspect and the kitchen is a handleless design with tiled flooring. Doors take you out onto the rear garden and terrace allowing for a perfect “al fresco” dining experience. There is a separate utility room with generous wall to wall storage cupboards and a stable door. A door towards the back of the hall leads into an inner lobby with access to the remaining bedrooms and bathrooms. The main bedroom has a built in double and separate quadruple wardrobe as well as an ensuite shower room. There are 2 further double bedrooms and a family bathroom with bath and separate shower.

The staircase then takes you up to a Galleried first floor with sitting area to one side and office to the other. To both ends are eaves storage and there is a double airing cupboard with water tank.

## OUTSIDE

There is a fully gravelled driveway leading up to the property which then widens out, to offer ample parking for several cars. The attached garage has an up and over door and storage above. The gardens wrapround from the front to the back, with secure gates to each side. The front garden has a water feature trickling into a pond. With hedged boundaries and circular lawn with planting around, it is a private peaceful place to sit and enjoy with the terrace coming from the house for additional seating. A gravelled path then takes you round to the back where there is a further lawned area and paved terrace as well as a summer house.





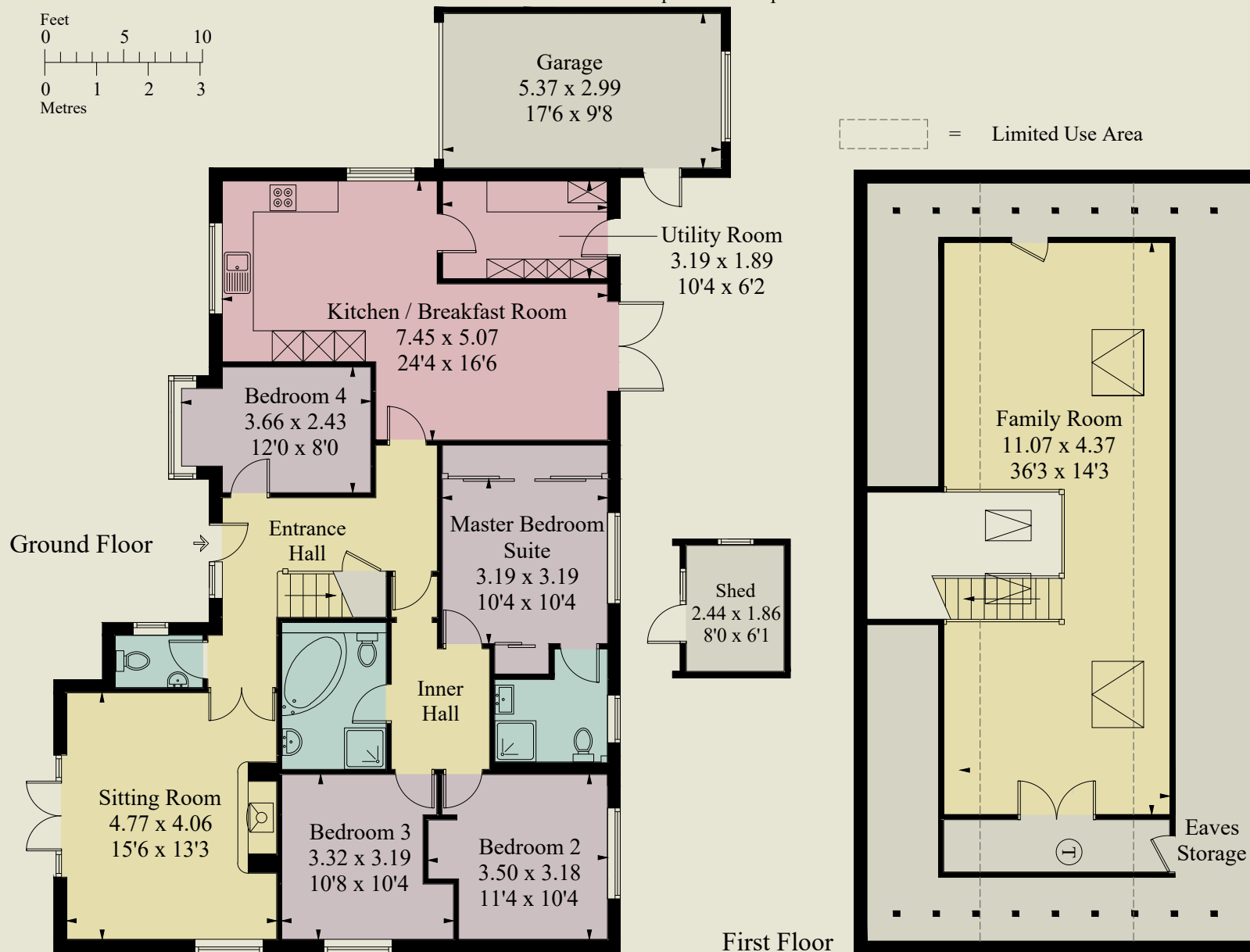
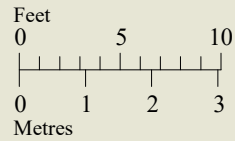


# Fairoak Cottage, Goring Heath Road, Whitchurch Hill, Oxfordshire, RG8 7PG

Approximate Gross Internal Area (including Garage) = 174 sq m / 1872 sq ft

Limited Use Area = 67 sq m / 721 sq ft      Shed = 4 sq m / 43 sq ft

Total = 245 sq m / 2637 sq ft



CREATESPACE DESIGN ref 610

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 high pressured domestic hot water from gas fired boiler located in the utility room. The property has a rainwater harvesting system.

**Council Tax:** F

**Energy Performance Rating:** C / 73

**Postcode:** RG8 7PG

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by 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, where at the Rail Bridge junction turn right and then next left into Reading Road by the Queens Arms. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching the crossroads at Crays Pond, turn right for Whitchurch and Pangbourne. In approximately 1 mile turn left at small crossroads signposted for Hill Bottom. Follow this road into Hill Bottom and after passing the Sun Inn at the junction at the bottom of the road, turn right back into Whitchurch Hill. Carry on along the road and "Fair Oak" will be found on the right hand side before the turning for Bec Tithe.

## 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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