



STONEY POINT

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 time approximate)

Within a short walking distance of open fields and countryside located in this popular hilltop village only 2 miles from Pangbourne on Thames. An individually designed detached property presented to a high standard and providing versatile 4 reception rooms, 4-bedroom and 3 bathroom accommodation of generous proportions totalling approximately 2, 594 sq ft.

♦ Gravelled Driveway

♦ Covered Front Porch

♦ Entrance Hall

♦ Study/Snug

♦ Cloakroom

♦ Dining Room

♦ Sitting Room with Fireplace

♦ Garden Room

♦ Kitchen

♦ Utility Room

♦ Bedroom with Ensuite (downstairs)

♦ Galleried Landing

♦ Main Bedroom Suite with Built In Wardrobes and Ensuite Bathroom with Bath and Separate Corner Shower

♦ 2 Further Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Garage

♦ In all approximately 2,594 sq ft

♦ Enclosed 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 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

Originally built in 1950's, but having undergone significant renovation by the current owners, Stoney Point is a beautifully presented house with generous proportions. With red brick and hanging tiles to the elevations under a tiled roof, it presents in a cottage style with wooden cream windows complimenting it perfectly. Entrance is under a fixed oak frame porch into the reception hall with wooden flooring running through. The hall has stair access, a cloakroom and double coats cupboard. The study sits at the front of the property and can also serve as an office or snug. Glazed doors then take you through into the dining room which sits in the middle of the house and overlooks the garden and further doors then lead into the vaulted garden room with doors allowing direct access onto the terrace.

The kitchen has lovely shaker style fitted units with granite worktops and built in appliances, including an AGA and with stable door to the garden. There is a separate utility room. The main sitting room has a real fireplace and 2 sets of French doors to the garden. The ground floor also has a large bedroom suite with bay window and bathroom with bath and separate shower.

Upstairs there is a galleried landing with study area. The main bedroom has built in wardrobes and its own bathroom ensuite with bath and corner shower. There are 2 additional bedrooms, one with bespoke double fitted wardrobes and the other with lovely views across to the fields. There is a family bathroom with bath and separate shower.

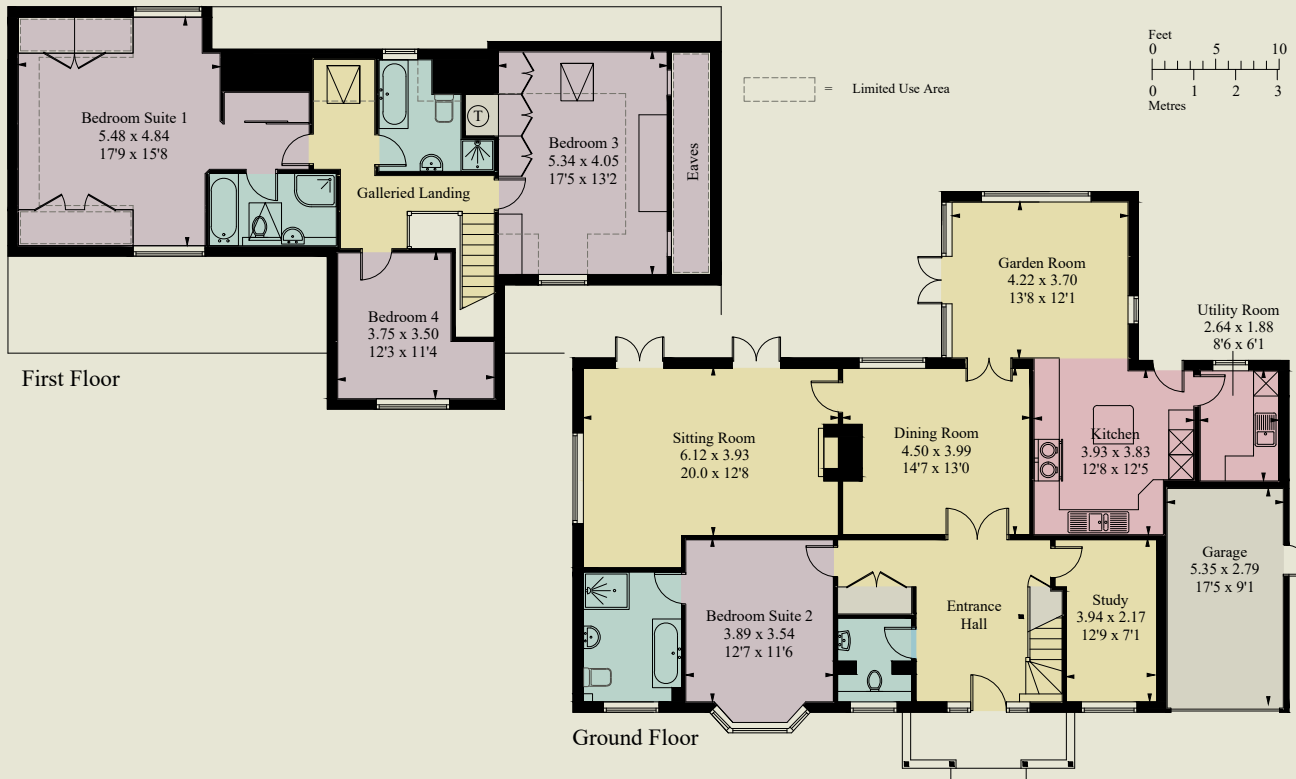
OUTSIDE

The property is found behind a five-bar gate and hedging to the perimeter. The driveway is fully gravelled and spacious, offering parking for 3 cars plus there is a garage. The front has a lawned area and borders of shrubs. There are gates to both sides of the house taking you round to the back garden. There is a large terrace coming off the back of the house accessed via both the sitting room and garden room, which provide a wonderful "al fresco" opportunity, as well as a large fixed Wooden Gazebo at the back of the garden and a separate second terrace. The garden has been beautifully landscaped with lawn area and deep borders filled with plants and shrubs and climbers to the brick and fenced borders.



Stoney Point, Goring Heath Road, Whitchurch Hill, Oxfordshire, RG8 7PG

Approximate Gross Internal Area (including Garage) = 217 sq m / 2335 sq ft
Limited Use Area = 24 sq m / 258 sq ft
Total = 241 sq m / 2594 sq ft



CREATESPACE DESIGN ref 649

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: C

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 and Stoney Point will be found on the right hand side, the second house before the entrance into 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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