



PALMER'S MEADOW EQUESTRIAN PLOT

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)

Occupying a most attractive position on the southern fringe of this idyllic semi-rural village, a rare opportunity to acquire an equestrian plot of land with 2 stables, a tack room and separate shed.

- ♦ On The Fringe Of This Quintessential English Village Setting Within Close Walking Or Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Wonderfully Beautiful & Extensive Hacking Within View & Safe Reach
- ♦ 1.076 Acres of Equestrian Land
- ♦ Tack Room
- ♦ 2 Stables
- ♦ Shed
- ♦ All Outbuildings Extending To Approximately 484 sq ft



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.

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.

OUTBUILDINGS

- ◆ 1 Tack Room
- ◆ 2 Stables
- ◆ 1 Shed
- ◆ All totalling 484 sq ft

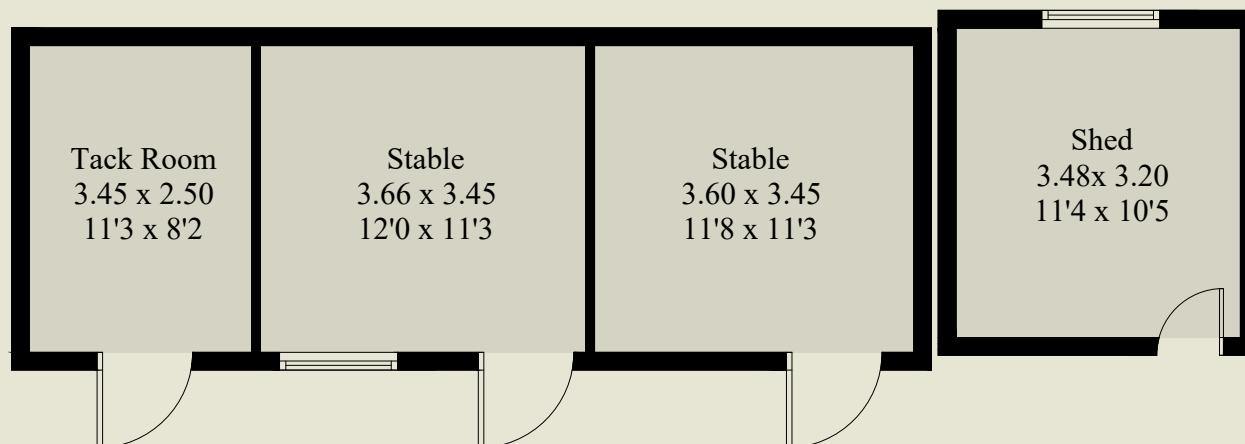
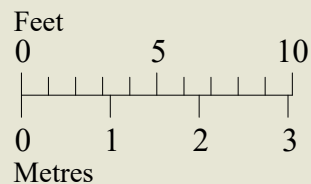
TITLE REGISTER: LAND ADJOINING 1 PALMER COTTAGES,
WHITCHURCH HILL, READING, RG8 7PP

TITLE NUMBER: ON144256



Palmer's Meadow Equestrian Plot,
Goring Heath Road, Whitechurch Hill, Oxfordshire, RG8 7PP

Approximate Gross Internal Area = 45 sq m / 484 sq ft



CREATESPACE DESIGN ref 659

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

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham 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 Whitechurch and Pangbourne. In approximately 2 miles upon reaching Whitechurch Hill, just after the village church and village hall, take the left turn by the village green, and then left again, heading onto the Goring Heath Road. Carry on for about 200 metres and then opposite Rivacres is the silver gate with entrance onto the land.

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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