



THE OLD LODGE

WHITCHURCH HILL ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



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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)

Privately located on the fringe of Whitchurch Hill, just above Whitchurch-on-Thames, a short walk or drive to the river Thames, outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour, this unique property enjoys a most relaxing ambience and outlook, privately situated in attractive mature electrically gated gardens and grounds of approximately 0.7 of an acre with wonderful elevated far-reaching views, affording a delightful 'Al Fresco' lifestyle.

A most striking Victorian Lodge affording a stunningly characterful yet modern and contemporary home, benefitting from exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 3,498 sq ft, inclusive of detached garage & gym, with an inspired and tasteful orientation, affording 5 bedrooms, 4 bathrooms, and 6 reception rooms.

- ♦ An Exquisite Period Family Residence Extending In Total To Approximately 3,498 Sq Ft Inclusive Detached Garage & Gym Of Striking Architectural Design With Gardens of Approximately 0.7 Of An Acre & Wonderful Elevated Far-Reaching Views Afforded
- ♦ Sitting Room With Open Fireplace
 - ♦ Snug With Fireplace & Log Burner
 - ♦ Study
 - ♦ Family Room With Door To Gardens
 - ♦ Bedroom Suite With En-Suite Shower Room

- ♦ Within Close Distance Of The River Thames, Extensive Amenities, Outstanding Schooling, Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Landing
 - ♦ Master Bedroom Suite With En-Suite Shower Room
 - ♦ Vaulted Bedroom Suite With En-Suite Shower Room

- ♦ Potential Annexe
- ♦ 2 Further Bedrooms
 - ♦ Family Bathroom

- ♦ Private Electrically Gated Driveway & Circular Courtyard
- ♦ Extending Internally To Approximately 3,164 Sq Ft

- ♦ Period Covered Entrance Porch
 - ♦ Reception Hall
 - ♦ Cloakroom
 - ♦ Kitchen / Breakfast Room With Aga & French Doors To Gardens
 - ♦ Utility / Boot Room
 - ♦ Dining Room With French Doors To Gardens
- ♦ Detached Garage & Separate Gym Extending To Approximately 333 Sq Ft

- ♦ In All Extending To Approximately 3,498 Sq Ft

- ♦ Mature Landscaped Gardens & Grounds Of Approximately 0.7 Of An Acre



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 and secondary schooling, 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, Radley College, and St Helen & St Katharine.

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, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.







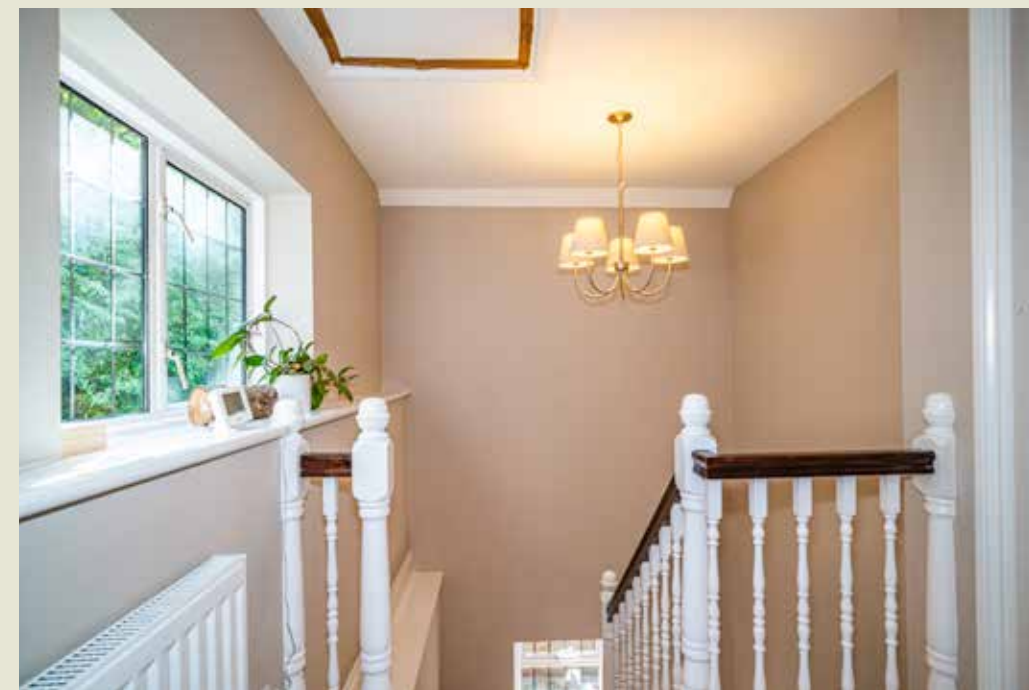
PROPERTY DESCRIPTION

Believed to date back to the 19th Century, this former Victorian lodge house has been sympathetically extended over the years to provide a spacious and imposing family home, which extends internally to approximately 3,164 sq ft, affording 5 bedrooms, 4 bathrooms, and 6 receptions rooms, with additional amenity both internally and externally, commonly associated with larger character residences.

More recently the property has been extensively refurbished and modernised throughout successfully blending in architecturally the old and new elements, whilst retaining the great many period features

and charm that is to be found in abundance throughout, creating a most stunningly characterful yet contemporary home which affords traditional living, with that of a rather more modern air, embracing its stunning gardens and grounds and private rural surroundings, with wonderful elevated views afforded.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the delightful mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an exquisite family home.





OUTSIDE

The Old Lodge is approached through electrically operated gates over a gravel driveway which runs through to a larger circular courtyard style enclosure, with parking for a number of vehicles, as well as having a detached garage, which is converted on one side to form a gym. The gardens wrap their way around the house, but mainly lie to the rear of the house and are mainly laid to lawn with mature trees and hedging providing an excellent degree of privacy and seclusion within the grounds.

Herbaceous borders and fruit trees provide colour and variety throughout. There is a paved stone laud terrace off the back of the house, accessible from the kitchen / breakfast room and dining room, providing an ideal dining or entertaining space.

Delightfully mature, and adjoining countryside, the gardens and grounds extend to approximately 0.7 of an acre.



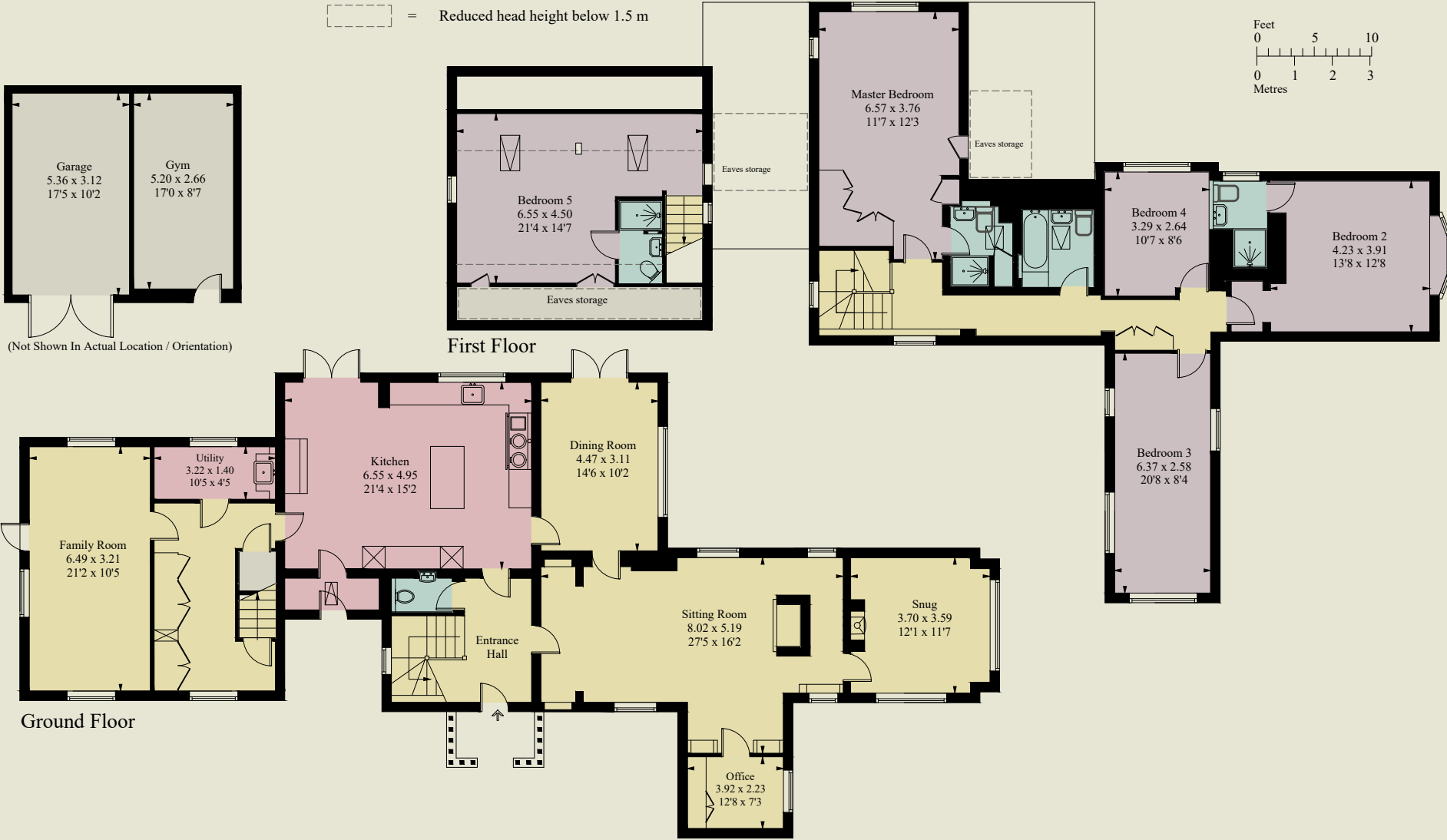


The Old Lodge, Whitchurch Hill, RG8 7NU

Approximate Gross Internal Area = 294 sq m / 3164 sq ft

Outbuilding = 31 sq m / 333 sq ft

Total = 325 sq m / 3498 sq ft



CREATESPACE DESIGN ref 140

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



GENERAL INFORMATION

Services: Mains water, electricity, and gas are connected to the property. Central heating and hot water form gas fired boiler. Private drainage.

Energy Performance Rating: F / 32

Postcode: RG8 7NU

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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 Whitchurch and Pangbourne. In approximately 2 miles proceed through the village of Whitchurch Hill, and as you are just leave before you proceed down the ill to Whitchurch on Thames, The Old Lodge will be found off on the left hand side approached over a private gravelled electrically gated driveway.

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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