



# 4 HILLSIDE

WHITCHURCH ON THAMES ♦ OXFORDSHIRE



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Pangbourne - 0.5 miles ♦ Goring on Thames - 5.5 miles ♦  
Reading - 5 miles ♦ Newbury - 13 miles ♦ Oxford - 18 miles  
♦ Henley on Thames - 13 miles ♦ M4 at J12 - 6 miles  
(Distances approximate)

A beautifully presented 3 bedroom end of terraced house in sought after central village location.

♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen Breakfast Room

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Garage In Separate Block

♦ Rear Garden With Top Terrace



## SITUATION

Whitchurch on Thames is a picturesque village situated on the South Oxfordshire bank of the River Thames, opposite Pangbourne in Berkshire, lying at the foot of the Chilterns Escarpment as it meets the Thames Valley, the area designated as being of 'Outstanding Natural Beauty'.

Little changed over the years and without the intrusive development that has marked many villages, Whitchurch retains its tranquil setting by the Thames with numerous riverside and country walks available locally. The stretch of the river between Whitchurch and Streatley is particularly scenic and formed the basis of local author Kenneth Graham's immortal book 'The Wind in the Willows'. The village boasts an interesting history with a wealth of period and character properties reflecting a rich architectural heritage, many Listed as being of 'special architectural and historical merit' especially along the High Street itself which is now a 'Conservation Area'.

There are two village Pubs, the Greyhound and the Ferry Boat, a well respected primary school, an Art Gallery with works by local artists and a village Cricket Ground supported by an enthusiastic village team.

The larger village of Pangbourne on Thames, within walking distance and connected by a privately owned Toll Bridge over the River from Whitchurch, offers a comprehensive range of shops and amenities including a supermarket, WH Smith, 2 banks, impressive new health centre, library, dentist, eclectic range of restaurants, and bistro Cafés and, importantly, a main line railway station providing fast commuter services to Reading and London (Paddington) in just over the half hour. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale.



In addition to state schools there is a wide selection of private schools in the immediate local area giving ample choice.

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

## PROPERTY DESCRIPTION

4 Hillside is a beautifully presented spacious and charming 3 bedroom end of terrace house in a great location within the sought after village of Whitchurch on Thames.

The property benefits from a private path to the front door. An entrance hall leads to the cloakroom with toilet and sink. The sitting room has stair access with useful understairs cupboard. The room features a bay window overlooking the front garden, a woodburner and built in floor to ceiling book storage. There is a door leading through to the kitchen breakfast room which overlooks the garden with french doors for access. The kitchen is fully fitted and the whole of downstairs has a beautiful herringbone floor.

Upstairs there are 3 bedroom, 2 bedrooms have built in double wardrobes. The family bathroom has a bath and separate shower. The landing has loft access, featuring a drop-down loft ladder and it is boarded for storage.

## OUTSIDE

The front door is approached across the lawned garden with path leading to the front door. To the side of the property is access to the rear garden as well as a useful side shed. The garden is fully fenced and tiered on 3 levels. From the french doors is a low level terrace with steps up to the main garden which is laid to lawn. The top terrace has a seating area and adjoins the neighbouring woodland. The garden is a lovely area and one to be enjoyed at all times in the day.





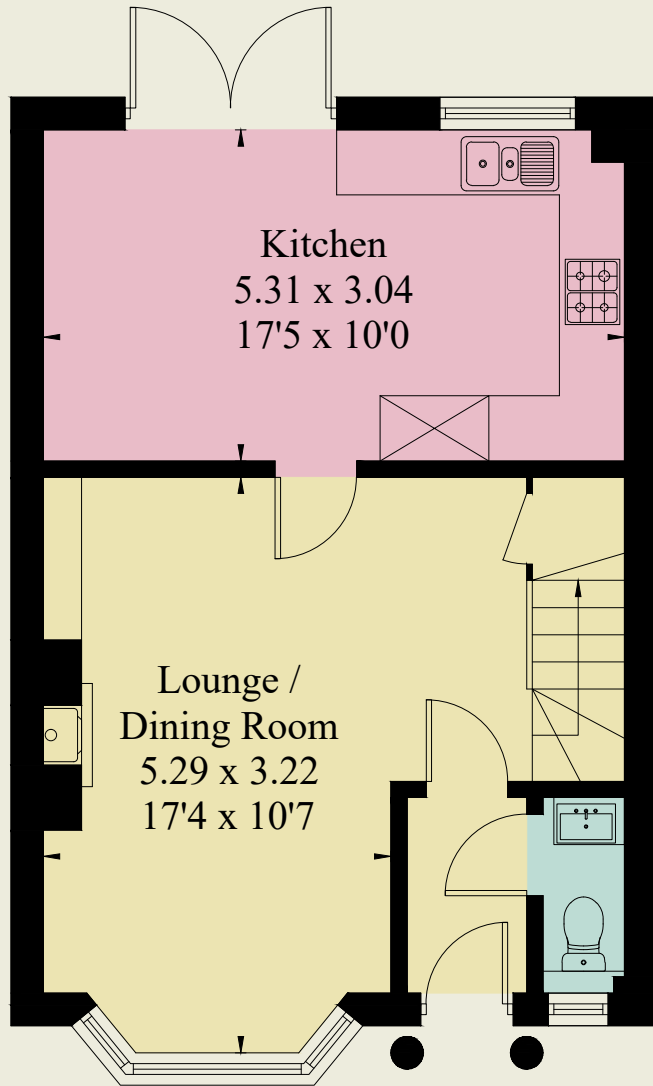
# 4 Hillside, Hardwick Road, Whitchurch on Thames, Reading, RG8 7HL



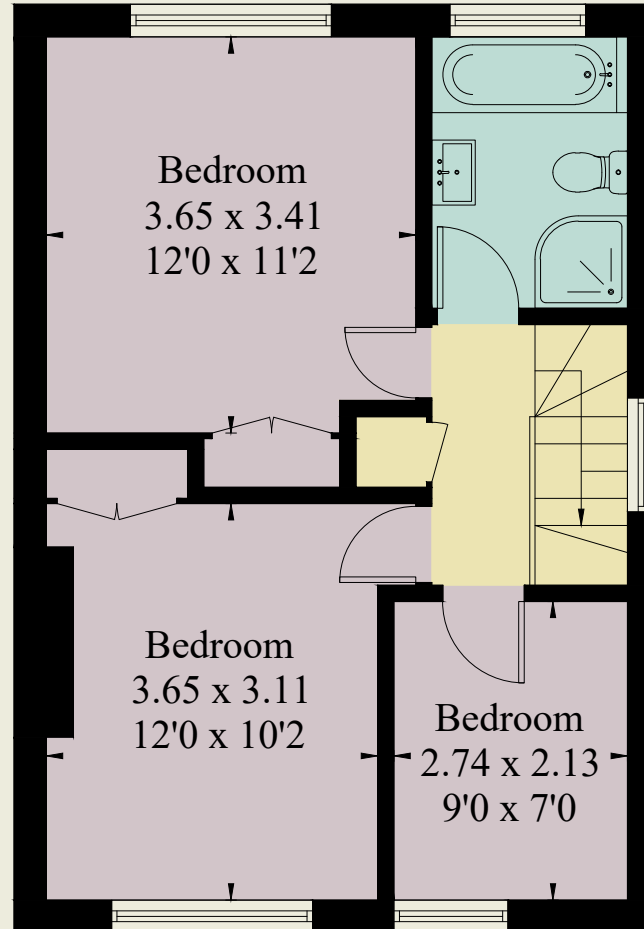
Approximate Floor Area = 86.4 sq m / 930 sq ft

Garage = 11.0 sq m / 118 sq ft

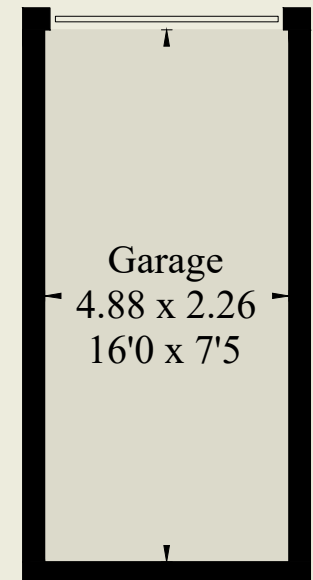
Total = 97.4 sq m / 1048 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



## GENERAL INFORMATION

Garage in a separate block with additional parking.

**Services:** Gas Central Heating, mains water and electricity.

**Council Tax:** E

**Energy Performance Rating:** D

**Postcode:** RG8 7HL

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in Goring on Thames, turn right and proceed up the High Street to the Railway bridge. Turn right and then turn left onto the Reading Road. Continue on this road until you reach a staggered crossroads at Crays Pond. Turn right and stay on this road until you reach the village of Whitchurch on Thames. Take the first left into Hardwick Road after the road narrows. Hillside is found on the left hand side a short way along Hardwick Road. Number 4 is the last house in the first row of terraces. The garage for the property is in the right hand block, third one in.

## 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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