



# 3 Hill Bottom Close

Whitchurch Hill, RG8 7PX

Guide price £625,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

# 3 Hill Bottom Close

## DESCRIPTION:

VP - Presented to the market is this spacious three bedroom detached house with ample parking on the driveway. The property comprises of entrance porch, W/C, 20ft living room with sliding doors onto your garden patio, kitchen with a side access door and separate dining room with a traditional serving hatch. On the first floor there are three double bedrooms and a bathroom with a walk in shower. Other benefits include a utility room, garage and side access to your large landscaped garden.

Pangbourne on Thames - 2 miles (London Paddington within the hour) Reading - 7 miles (London Paddington 27 minutes) M4 (Junction 12) - 8 miles Henley on Thames - 11 miles Newbury - 15 miles Oxford - 17 miles (Distances and times approximate)

Situated in this desirable hilltop village, being within walking distance of the well revered village pub, and just a short drive to The River Thames, outstanding primary school in Whitchurch on Thames, and high street shops and mainline railway station providing direct access to London within the hour, in either Goring on Thames or Pangbourne, and also conveniently placed for Oxford, Reading, and the M4 & M40.

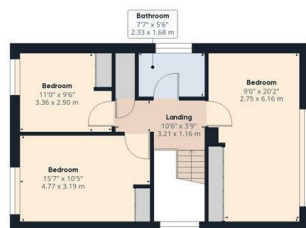
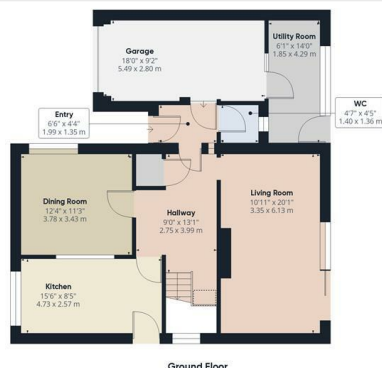
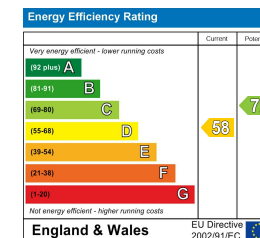
## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- GARAGE
- SITUATED IN THIS DESIRABLE HILLTOP VILLAGE
- DETACHED
- SIDE ACCESS
- CUL DE SAC LOCATION

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



**Vp**  
Village Properties

Approximate total area<sup>1)</sup>  
1560.39 ft<sup>2</sup>  
144.96 m<sup>2</sup>

Reduced headroom  
5.22 ft<sup>2</sup>  
0.48 m<sup>2</sup>

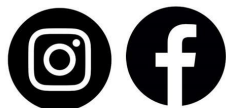
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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 Reading  
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