



Corner Cottage, , Whitchurch Hill,
S Oxon, RG8 7NX

£725,000

Beville
ESTATE AGENCY

- 16ft entrance hall
- 16ft triple aspect kitchen/ breakfast room
- Two reception rooms
- 16ft Dual aspect bedroom 1 with ensuite shower room
- Two further double bedrooms
- Detached garage/ carport with adjoining store
- Gas fired central heating
- Further potential subject to usual consents
- The property is sold with no onward chain

Extended older style semi detached family home, situated in an established corner plot, overlooking the village green. EPC: E

Accommodation includes; 16ft entrance hall, cloakroom, 16ft triple aspect kitchen/ breakfast room, dining room, sitting room with open fire. Staircase with cupboard under leads to first floor landing, 16ft dual aspect bedroom 1 with ensuite shower room, two further double bedrooms & family bathroom.

Noteworthy features include; double glazing, gas fired central heating with condensing boiler, built in cupboards, ample off road parking, detached garage & carport with adjoining store. The property is being sold with no onward chain. This property belongs to a relative of an employee of Beville Estate Agency.

To the front of the property five bar gate gives access to gravel drive leading to detached garage & carport, providing ample off road parking, lawned area, flower & shrub beds, covered entrance porch, gated side access to:

To the rear of the property is a private and secluded garden. Paved terrace, garden laid to lawn, well stocked flower & shrub beds, enclosed with mature hedging, substantial brick shed with light & power.

Total Floor Area: 131m² (1406sqft)

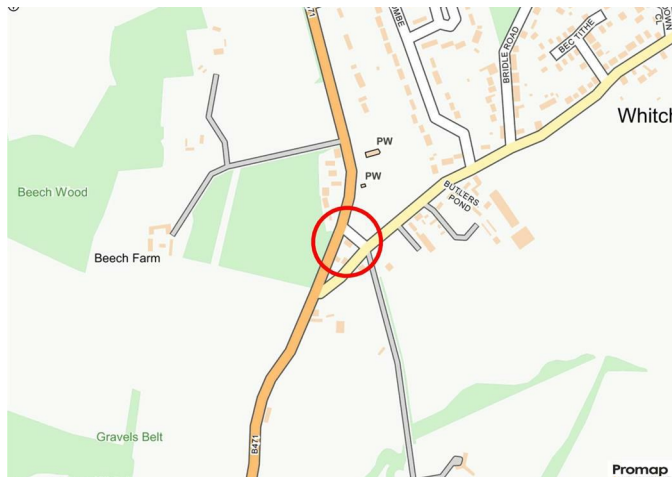
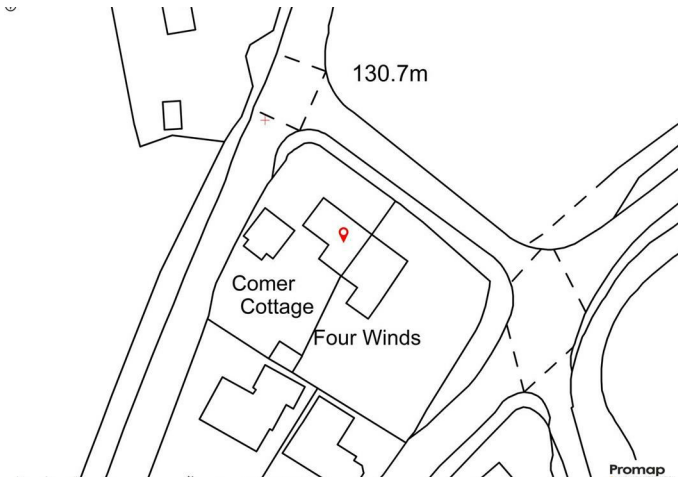
Garage & Carport Area: 39m² (416sqft)

Council Tax: Band ? (£)

Services: Mains gas, electricity, water & drainage.

Whitchurch Hill is a sought after rural village, within an Area of Outstanding Natural Beauty, conveniently located within easy distance of Pangbourne and Reading, both of which provide access to London Paddington which is less then 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to the M4 motorway at Reading or Theale and the M40 at Watlington. Whitchurch Hill is in the catchment area for the highly regarded Whitchurch Primary School and is within close proximity to the Oratory private schools.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Directions

From Sonning Common head west to the 44074 at Cane End. Turn right towards Wallingford, after approx. 1 mile take the first turning left on the B4526 towards Goring, after approx 1/4 mile take the left hand fork onto Deadman's Lane, turn right onto B4526 for 0.5 miles, turn left, follow Goring Heath Rd, turn right before the B471, the property is on the left.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.