



5 NEW BUILDINGS

WHITCHURCH ON THAMES ♦ 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)

Within a quiet tucked away position just on the edge of this rural hilltop village, yet just a short distance to the village amenities at Pangbourne and mainline station for London.

An Edwardian villa offering potential to refurbish, with 2 reception rooms, 3 bedrooms and front and rear garden.

♦ An Edwardian Villa Offering Scope To Refurbish

♦ Within 2 Miles Of Pangbourne on Thames With Mainline Railway Line Into London Paddington within The Hour

♦ Front Garden

♦ 2 Reception Rooms

♦ 3 Bedrooms

♦ Bathroom (Downstairs)

♦ Rear Garden, In Need Of Clearing



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 school in Whitchurch on Thames and secondary schooling in nearby Woodcote, 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, St Helen & St Katharine, Radley College and The European School at Culham.

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.

PROPERTY DESCRIPTION

Built in 1902 for Jeffery Russell-King, the owner of nearby Bozedom House for his Estate workers, 5 New Buildings forms part of a row of 7 and has appealing red and blue brick work with decorative detailing under a slate roof. The property has many original features, such as herringbone wood flooring to both reception rooms, high ceilings and picture rails. There are double glazed sash windows to most rooms.

There is an enclosed porch leading to the front door and then into the living room. The living room has a fireplace and the dining room also has an inset Parkray woodburner and next to this is the kitchen. There is a backdoor in the rear hallway and then the bathroom is found at the end. Upstairs, there are 2 bedrooms to the first floor, the main bedroom has stripped floorboards and built in wardrobes and the second bedroom overlooks the back. There is a second floor up to the third bedroom. The property would benefit from refurbishment.

OUTSIDE

There is a lane to New Buildings located off Goring Heath Road and pedestrian access to the property. A low gate serves both 5 & 6 New Buildings and there is a front lawn garden with path to entrance door. The main garden is at the rear and would benefit from clearing and is currently in a very mature state.



Approximate Gross Internal Area 1234 sq ft - 114 sq m

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 391 sq ft – 36 sq m

Second Floor Area 268 sq ft – 25 sq m





GENERAL INFORMATION

Services: Mains electric, water and drainage are connected to the property.

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 7PW

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn right again and then next left into the Reading Road. Follow this road up the hill and out of the village and on reaching Crays Pond in approximately 2 miles bear right at the crossroads for Whitchurch-on-Thames and Pangbourne-on-Thames. Upon entering Whitchurch Hill, just after the Church on the main road, turn left, then left again onto Goring Heath Road. The pedestrian access to New Buildings will be found on the right, opposite the Recreation green.

what3words:

///wrong.vines.exotic

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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