4, The Slabs, Whitchurch Hill, Whitchurch Hill,
South Oxfordshire, RG8 7NU

£900,000

Beville
ESTATE AGENCY

- Completely extended and refurbished to a high standard
- Four double bedrooms
- Outdoor shower, hot tub and sauna
- Sold with no onward chain
- Bedroom 1 with dressing area and en-suite
- Countryside views
- Triple garage, part gym
- Superb 20ft entrance hall
- Extremely energy efficient

A beautifully refurbished four bedroom home overlooking open countryside in Whitchurch Hill offering stylish open plan living, high-spec finishes, a triple garage with gym, and luxurious outdoor features including a sauna and hot tub, all set within private landscaped gardens. EPC: tbc

Accommodation includes: Spacious 20ft entrance hall leading to sitting room with French doors onto patio, study, superb 20ft kitchen/breakfast room with central island, skylights, granite worksurfaces and impressive larder cupboard. There is a further lobby with external door, a downstairs w/c and a utility room with sink and ample cupboards. The stairs in the entrance hall lead to the first floor which comprises of dual aspect bedroom 1 with dressing area and en-suite shower room. There are three further further double bedrooms and a four piece family bathroom.

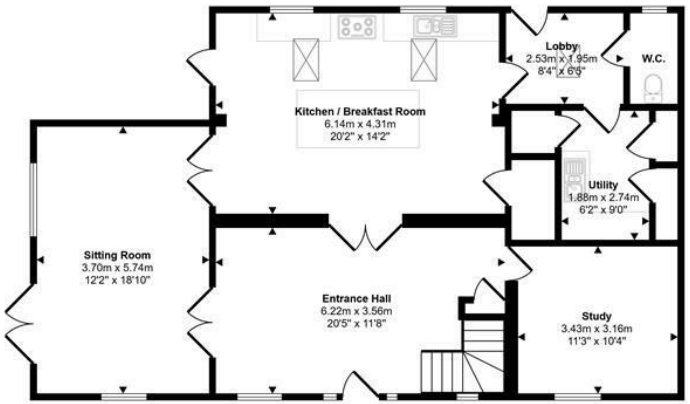
Noteworthy features include: Air source heat pump, solar panels, completely extended and refurbished to an exacting standard, triple garage with gym and stores, uPVC double glazing, tiled flooring throughout the ground floor, solid oak flooring throughout the upstairs, underfloor heating throughout.

Outside: Featuring an impressive entrance and generous off road parking for multiple vehicles. Mature trees surround the grounds, providing a wonderful sense of privacy, while a charming low-level picket fence with planting separates the parking area from the garden. A standout feature is the exceptional triple garage, thoughtfully designed to incorporate both a functional garage space and a well equipped gym, complete with extensive storage. The property boasts a luxurious outdoor setup, including an outdoor shower, a sauna, and a hot tub. The formal garden is predominantly laid to lawn, complemented by a characterful brick cobbled pathway leading to the front door. An extensive paved patio offers an ideal setting for outdoor dining. The entire garden is fully enclosed with timber fencing, ensuring both privacy and security.

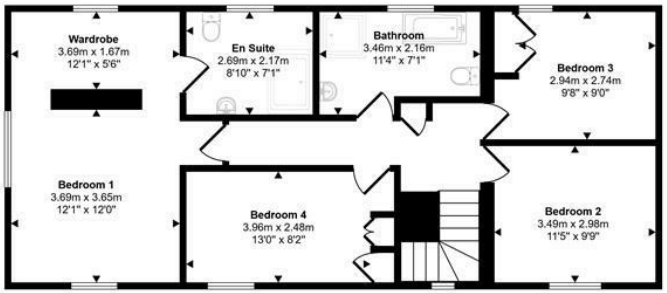
Total Floor Area: 184m2 (1984sqft) not including garage.
Council Tax: Band D
Services: Mains drainage, electricity, water.

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.

Approx Gross Internal Area
245 sq m / 2636 sq ft

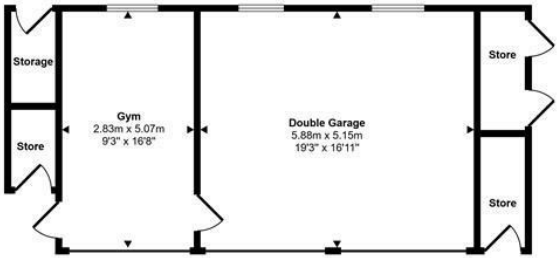


Ground Floor
Approx 103 sq m / 1112 sq ft



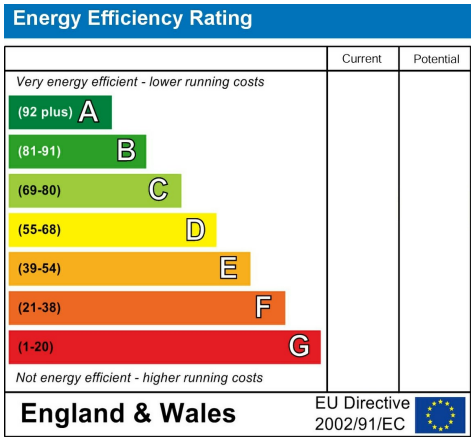
First Floor
Approx 81 sq m / 872 sq ft

Sauna
Approx 5 sq m / 58 sq ft



Garage
Approx 55 sq m / 593 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Directions

From our offices, head west on Peppard Road (B481). Continue on B481 heading towards Gallowstree Common. At the junction, turn left onto Gallowstree Road (still following signs toward Whitchurch Hill). Follow the road as it becomes Whitchurch Hill. Continue straight through rural lanes toward Whitchurch Hill village. Turn onto Village Road. Arrive at RG8 7NU and the property can be found on the left hand side.

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.