



THE WALLED GARDEN

HIGH STREET ♦ WHITCHURCH ON THAMES ♦ OXFORDSHIRE

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PANGBOURNE ON THAMES - ½ mile ♦ M4 MOTORWAY (J12) - 6 miles
♦ READING - 5 miles ♦ HENLEY ON THAMES - 12 miles ♦ NEWBURY - 13 miles ♦
GORING ON THAMES - 3½ miles ♦ HEATHROW approx. 37 miles
(Distances approximate)

Privately situated in the central part of this Quintessential English Riverside Village in the historic high street and easily accessible for the shops, amenities and mainline station for London in Pangbourne on Thames and having outstanding schools in the local area. The M4 & M40 are both within easy reach as are Oxford, Reading & Newbury.

A stunning bespoke brand-new family residence of superior quality, offering generous accommodation of 6 bedrooms, 6 bathrooms and 7 reception rooms extending to 8,395 sq ft within its exquisite walled grounds of approximately 1 acre.

♦ A Stunning Bespoke Brand New Family Residence Of Approximately 8,395 Sq Ft

♦ Set In Beautifully Landscaped South Facing Gardens And Grounds Of Approximately 1 Acre

♦ Within Walking Distance of Pangbourne on Thames With Mainline Railway Line Into London Paddington within The Hour

♦ Electric Gated Entrance
♦ 7 Reception Rooms
♦ 6 Bedrooms & 6 Bathrooms

♦ Large Private Garden Terrace Area With PD Rights To Build Studio / Gym / Annexe / Workshop If Desired



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 is a village Pub, the Greyhound, 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, 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 and now with the added benefit of Crossrail. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale.







PROPERTY DESCRIPTION

A brand new stunning house of substantial proportions, built to an exceptionally high standard of traditional design with appealing brick elevations, solid floors to ground and first floor and a solid staircase up to galleried landings to the first and second floor. The quality of workmanship is evident throughout, with stylish superior fixtures & fittings with attention to detail and excellent finish.

The reception rooms are generous in size and many face out towards the gardens and with a large terrace running the width of the house, allow for a wonderful indoor / outdoor connection. The kitchen is beautifully handmade with integrated appliances and granite worktops and large island. As well as a

separate utility room, there is a dining room, breakfast room, study, family room and sitting room to the ground level.

The wide Oak staircase leads to the first floor and spacious galleried landing, off which are 5 bedrooms. The main bedroom has a wonderful sitting area with French doors onto its own balcony. The room has two dressing rooms and luxury ensuite with bath and walk in shower. 3 further bedrooms all have ensembles and there is a fifth bedroom and family bathroom. The staircase continues up to the second floor and sixth bedroom with ensuite and there is also a large games room. From here there is access to large eaves storage.







OUTSIDE

In a prominent situation fronting onto the High Street set behind the original high brick wall which ensures a great degree of privacy. Electric solid gates provide entrance through the wall, opening onto a gravelled driveway which runs down the side of the property and then round to the back and to the garaging. The double garage has an electric roller door as well as a side door.

Large stone steps take you up to the front entrance and then to the left hand side are further steps leading onto side decking which then open out onto the back of the house with views across the garden. There is planting around the house and hedging along the driveway edge. The gardens lie at the front and are south facing. Mainly laid to lawn with mature trees interspersed and pond, they offer a wonderful private sanctuary. There is storage at the back of the garden.







The Walled Garden House, High Street, Whitchurch on Thames, Oxfordshire, RG8 7EP

Approximate Gross Internal Area = 692 sq m / 7448 sq ft
 Limited Use Area = 37 sq m / 398 sq ft Outbuildings = 51 sq m / 548 sq ft
 Total = 780 sq m / 8395 sq ft



CREATESPACE DESIGN ref 667

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Central heating and hot water from air source heat pump. The heating is all underfloor. Mains water and drainage are connected.

Council Tax: TBC

Energy Performance Rating: B / 86

Postcode: RG8 7EP

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
 ///homecare.budget.unicorns

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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