



2 ORCHARD COOMBE

WHITCHURCH HILL ♦ OXFORDSHIRE



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Pangbourne 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)

Occupying a quiet corner position within this popular hilltop village, located in the heart of the beautiful rolling Chilterns, yet close driving distance to extensive amenities, schooling and mainline railway station which provides direct access to London Paddington in under an hour.

A detached 4 bedroom home, sympathetically extended to offer a flexible layout, perfect for family living and benefiting from a double garage with loft room above and home office in the garden, in all extending to 2,374 sq ft.

♦ Private Gravelled Driveway

♦ Entrance Hall

♦ Sitting Room

♦ Kitchen/Dining Room

♦ Shower Room with Cloakroom

♦ Utility Room

♦ Office

♦ Landing

♦ 3 Double Bedrooms

♦ 1 Single Bedroom

♦ Family Bathroom with Bath and Overhead Shower

♦ Double Garage with large Loft Room

♦ Garden Office

♦ In All Extending To 2,374 sq ft

♦ Delightfully Mature Gardens & Grounds Of Approximately 0.26 Of An Acre



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. The surrounding countryside is designated an AONB. Close by is an extensive network of beautiful woodland and hilltop pathways, as well as a children's playground.

Traditional timbered and thatched cottages overlook the village green as does the parish church of St John and there are many other period properties reflecting the differing architectural styles through the ages. This essentially forms the character and provenance of this unspoilt rural community, historically based on agriculture and farming. In Hill Bottom on the northern edge of the village, is located the well-known Sun Inn, a Brakspear Pub, which has a good reputation for food.

At the bottom of the hill lies the separate village of Whitchurch-on-Thames. This has 2 popular pubs and a highly rated primary school. These villages are in the catchment area of the well regarded Langtree Secondary school, based in nearby Woodcote (with own bus route). There is also an excellent range of private schooling - Moulsoford Preparatory, The Oratory Preparatory, Cranford House, Pangbourne College, The Abbey School, Abingdon Boys and the School of St Helen & Katharine.

Pangbourne, on the opposite side of the river, has a mainline railway station with frequent commuter services to Reading, London (Paddington under an hour) and Oxford. There are good road communications particularly for Reading, Henley on Thames, Oxford and Newbury. The M40 and M4 networks are close by. Crossrail services from Reading, which, together with the electrification of the line offer fast travelling times to London and the City.

Pangbourne offers excellent shopping facilities including a supermarket as well as a wide range of amenities such as a doctor's surgery and the Adventure Dolphin water sports centre based on the River Thames.

PROPERTY DESCRIPTION

Built in the early 1970's, 2 Orchard Coombe is a well designed, recently extended family house offering stylish and spacious accommodation within a popular road. Entrance is into the hallway with staircase with understairs storage and a separate coats cupboard. There is an office located at the end of the hall. The sitting room offers triple aspect and features a log burner and sliding doors giving access to the garden. The kitchen dining area is a wonderful light and bright space with 2 sets of bi-fold doors leading out to the terrace and allowing for the perfect "al fresco" lifestyle to eat and entertain. The kitchen has 2 tone shaker style units and quartz worktops with a large wooden topped island with breakfast seating area. There is underfloor heating in the kitchen. A door takes you through to the utility room with back door and to the other side is a shower cloakroom. Upstairs, the main bedroom has wall to wall wardrobes and garden views. There are 2 further double bedrooms with built in storage and both also enjoy views across the garden. A single bedroom and family bathroom with bath and overhead shower complete the upstairs accommodation.

OUTSIDE

The property has a private position on the edge of Orchard Coombe with a hedged frontage to the road. The driveway is fully gravelled and offers plenty of parking. The front garden has a lawned area and mature trees. The detached double garage has 2 front up and over doors as well as 2 side doors which can be accessed via the garden. Within the garage is a ladder giving access to the loft room above providing much storage space.

The fence to the front has a wide gate taking you through to the rear garden. Coming off the back is a decked terrace and additional paved terrace, perfect for outdoor living and enjoying the privacy the gardens allow. The boundaries are part fenced and hedged all around and within the garden are large mature trees and shrubs. Pretty flower and planted borders within the lawn give colour. The gardens form a triangular shape and to the further end, sitting privately behind the garaging is an outdoor office. This is a fully functioning space with electric connected.

Extending to 0.26 of an Acre, the gardens have a south east aspect.



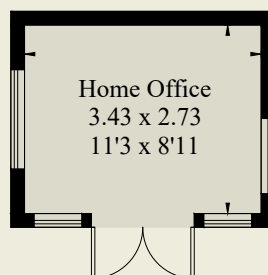
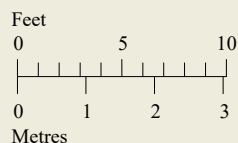


2 ORCHARD COOMBE, WHITCHURCH HILL READING, RG8 7QL

Approximate Floor Area = 152.5 sq m / 1641 sq ft

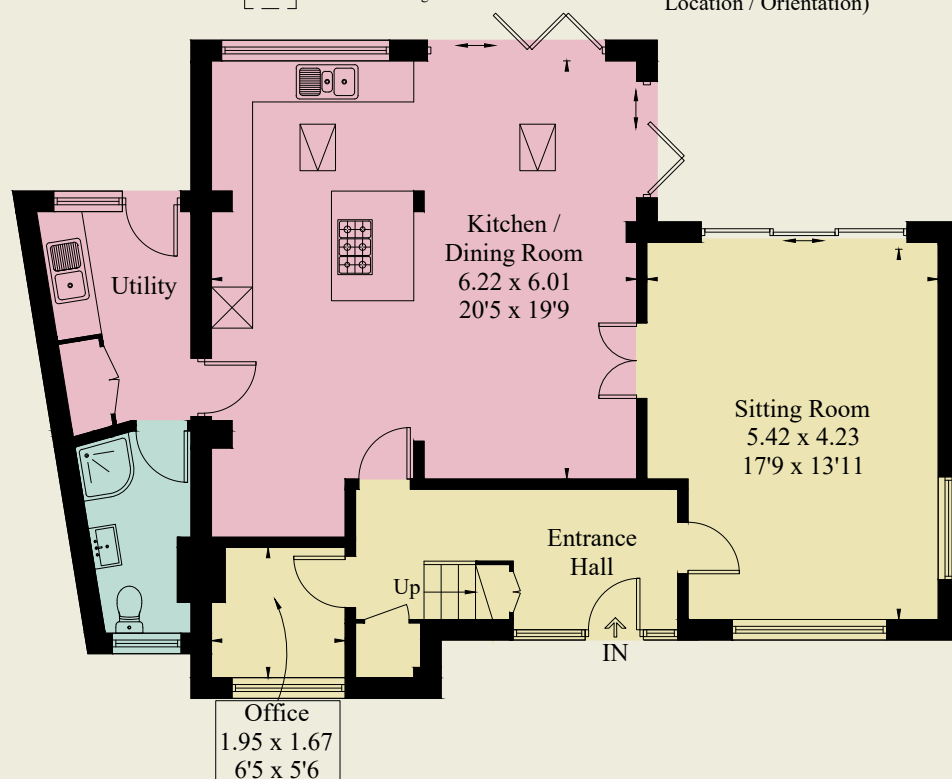
Outbuilding = 68.1 sq m / 733 sq ft

Total = 220.6 sq m / 2374 sq ft

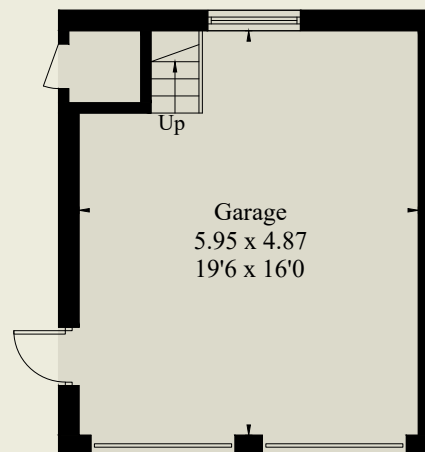


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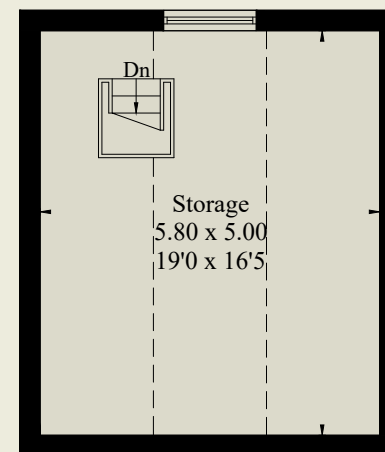
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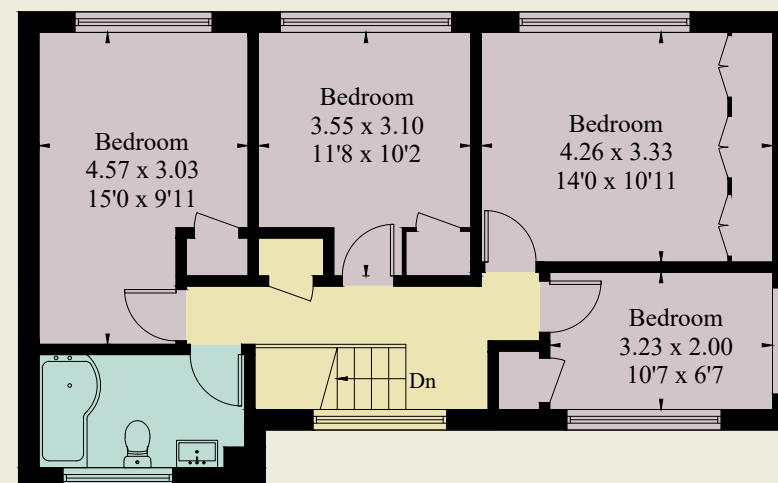
Ground Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor

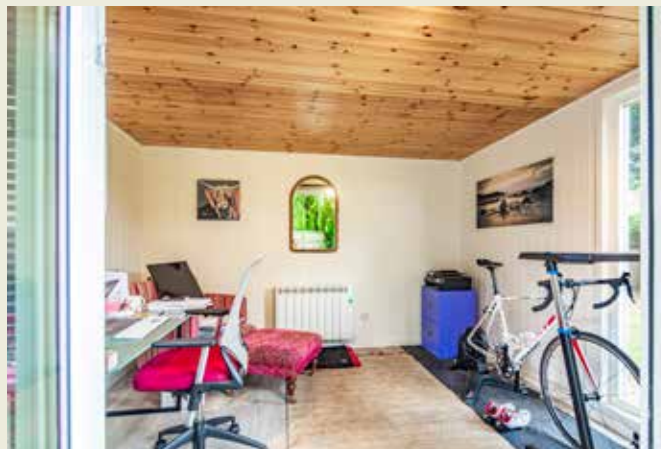


First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96184



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler located in the downstairs shower room, inside a purpose built cupboard.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 7QL

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the central of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction bear right and next left into the Reading Road. Follow this road up Whitehill and out of the village and on reaching Crays Pond in approximately 2 miles turn right at the crossroads for Whitchurch Hill. In a further 1¼ miles take the next left hand turning after the Hill Bottom crossroads into Orchard Coombe itself. Follow the road round and 2 Orchard Coombe is the last house on the left hand side.

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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