



Dudley

Singleton
& Daughter

The Country Agent



The Gables • Eastfield Lane • Whitchurch-on-Thames

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A splendid 4-bedroom/possibly 5 bedroom, detached architect designed house, situated on a peaceful no-through lane.

The Gables has undergone a very thorough refurbishment, and internal re-organisation by the present owners, to include a superb kitchen/living/dining room, with double aspect bi-fold doors, and an additional first floor bedroom.

This is an elegant and very pretty family house.

Pangbourne village & railway station 5 minutes' walk (fast trains to London Paddington 47 minutes) • Easy access to Reading (6 miles) & Oxford by rail & road • M4 (junc 12) 6 miles • Heathrow 45 minutes by car
(all distances & times approximate)

2,409 sq ft / 224 m²

(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Situated within the heart of one of the most sought-after Thameside villages in this part of the world, within easy walking distance of the highly regarded village primary school, village pub, the River Thames and Pangbourne with its fine selection of specialist shops and station offering fast commuter links to London.

The Gables was built in 1991 to exacting standards by the well-known local builder, Don Wakefield, noted for his individual and high-quality properties. The architect's design was inspired by Lutyens. A fine central bay with windows rising from the ground floor to the first floor, gives tremendous light to the interior hall and landing with its uniquely curved and galleried balustrade.

Special features:

- Fantastic kitchen/living/dining area is the hub of the house, fitted by the present owners. with a breakfast bar seating 4, fitted appliances, bi-fold doors to front courtyard gardens and rear gardens. Electrically operated blinds to windows and bi-folds, and Karndean tile design flooring
- Separate family room
- The study is triple aspect
- Two of the main bedrooms have fitted wardrobes and plenty of cupboard storage areas throughout the house
- Large utility/boot room with plumbing for washing machine and tumble dryer, and door to garden
- Garage block has been part converted into an insulated office/possible bedroom 5, with French doors leading to a reception area, with a cloakroom, and large storage area



- There is high security and privacy, the gardens are mainly walled, the side and rear gardens enclosed by high close boarded fencing, entered from a pair of substantial wooden gates with separate vehicular and pedestrian access

Summary of accommodation: Hall, family room, kitchen/living/dining room, office, utility/boot room, ground floor shower room with WC, 4/ 5 bedrooms, landing, family bathroom, ensuite shower room to bedroom 1. Garage with treatment room, reception hall, WC, and storage.

Gardens: The gardens wrap around the property, and have been landscaped for ease of maintenance. The brick paved front garden enjoys the sun from both the south and the west, with a large summer dining area, and are completely secluded and very private. There is a summer house, presently used as a shed, and a potting shed. Garage doors are remote controlled. Brick paved off road parking for 2 cars.

Local Facilities: Whitchurch-on-Thames has an active local community, a fine pub; The Greyhound Inn, and just a few minutes' walk from the property is beautiful open countryside with many scenic footpaths, bridle paths and riverside walks.

Within easy level walking distance of Pangbourne village centre with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, barbers, restaurants, and riverside pubs.

The River Thames runs between the villages and there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis club and



floodlit courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing, SUP, and climbing instruction.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford, and Reading (with Elizabeth Line), as well as buses to all local areas. Waitrose can be found at both Tilehurst (approx. 4 miles) and Wallingford.

Schools: The property is in the catchment area of Langtree Secondary School at Woodcote, and Whitchurch Primary School which is a 2 minutes' walk, and has an outstanding record.

Within easy reach of a number of independent schools; Pangbourne College, Bradfield College, St Andrew's Prep School, The Oratory, Downe House, Cranford House and Moulsoford Prep School.

Directions: At the Greyhound Inn pub (RG8 7EL), turn into Eastfield Lane, and The Gables is the first property on the left.

What3words: rare.symphonic.intruders

Post Code: RG8 7EJ

Tenure: Freehold.

Some material information to note:

Mains water, mains electrics, mains drainage and mains gas.

Gas fired boiler for heating & hot water.

Megaflor pressurised water system.

The property has driveway parking for 2 cars.

The garage has been part converted to a storage area, insulated treatment rooms and WC with sink.

All windows and doors, have been recently replaced and are aluminium, with the exception of the Atrium bay window.

Property is constructed of brick under a clay tiled roof.

Fibre broadband is connected.

Mobile signal may be limited in some areas of the house.

The property is situated in a zone 3 flood risk area, but the property has never experienced any flooding during its current ownership, nor prior to that to the owner's knowledge.

The property is within a conservation area.

No Tree Preservation Orders, but trees cannot be cut down without permission due to the conservation area.

This is not a listed building.

We are not aware of any planning permissions in place which would negatively affect the property.

EPC Rating: D

Local Authority & Council Tax Band: South Oxfordshire, Band G.

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

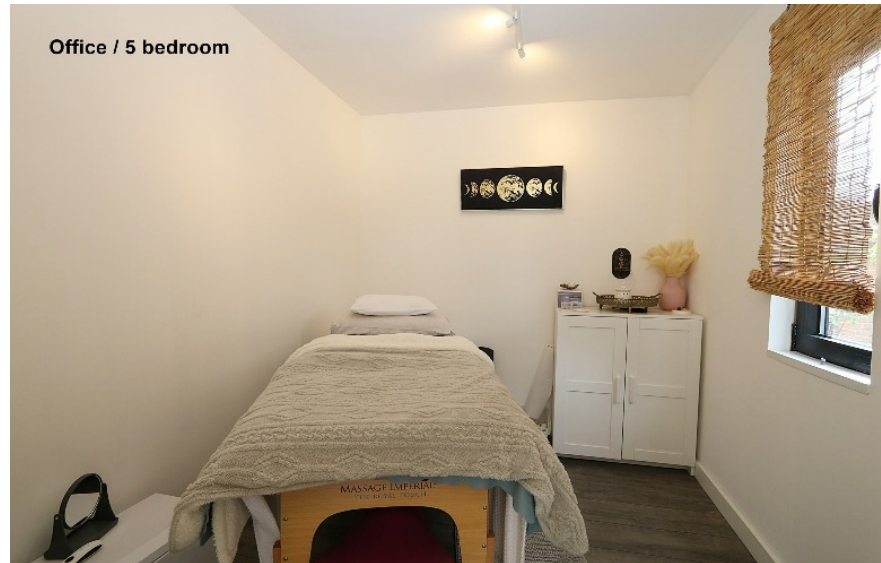




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Office / 5 bedroom



Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

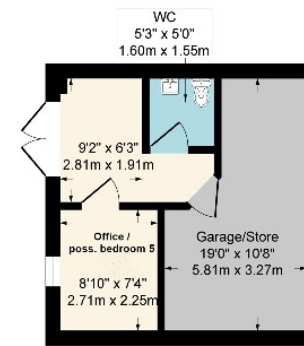
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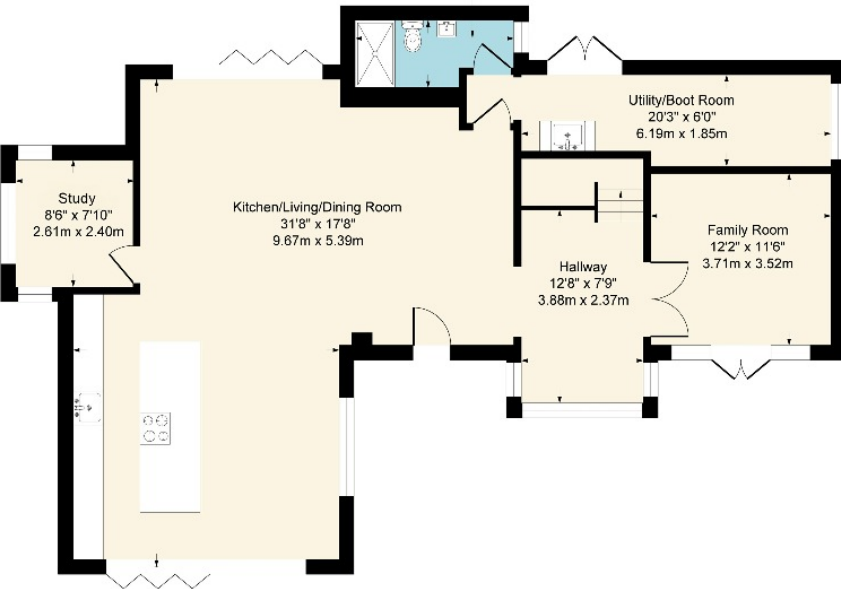
Approximate Gross Internal Area
2409 sq ft - 224 sq m



Outbuilding

Velux windows

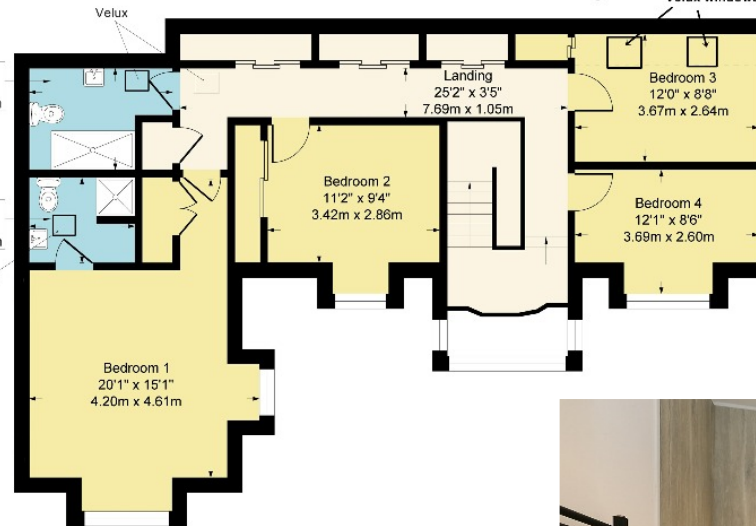
Bathroom
10'5" x 4'9"
3.18m x 1.46m



Ground Floor

Bathroom
6'11" x 6'10"
2.12m x 2.10m

En-suite
7'0" x 5'5"
2.15m x 1.65m



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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