



GLENAVON

WHITCHURCH HILL, OXFORDSHIRE RG8



A DELIGHTFUL FAMILY HOME WITH WONDERFUL RURAL VIEWS

Glenavon is a beautiful family home which has been lovingly extended and modernised by the current owners to create an exceptional house enjoying gardens in excess of an acre.



Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All mains services

Guide price: £1,650,000



GLENAVON

The house sits centrally in its plot and is double fronted with a lovely symmetry. The front door opens into the generous and welcoming entrance hall. To the left there is a dual aspect study and to the right a playroom which is accessed via the reception space off the kitchen. At the back of the house there is a formal sitting room with a gas stove and French doors opening onto the raised terrace which spans the full width of the house and provides a lovely space for outdoor entertaining and to enjoy the views over the garden. A rear hallway houses the downstairs W.C and connects the sitting room with the stunning kitchen/dining/family room. The kitchen has a central island and an abundance of eye and base level storage units, induction hob, double ovens, integrated fridge/freezer and dishwasher. The utility room lies adjacent to the kitchen offering further storage, an additional sink and a door opening to the front of the house.







THE PROPERTY (CONTINUED)

Upstairs, there are four excellent bedrooms. The principal suite has a dressing room and a beautiful shower room with double sinks. There is a guest bedroom with an en suite shower room and a further two double bedrooms served by the stylish family bathroom.

GARDENS & GROUNDS

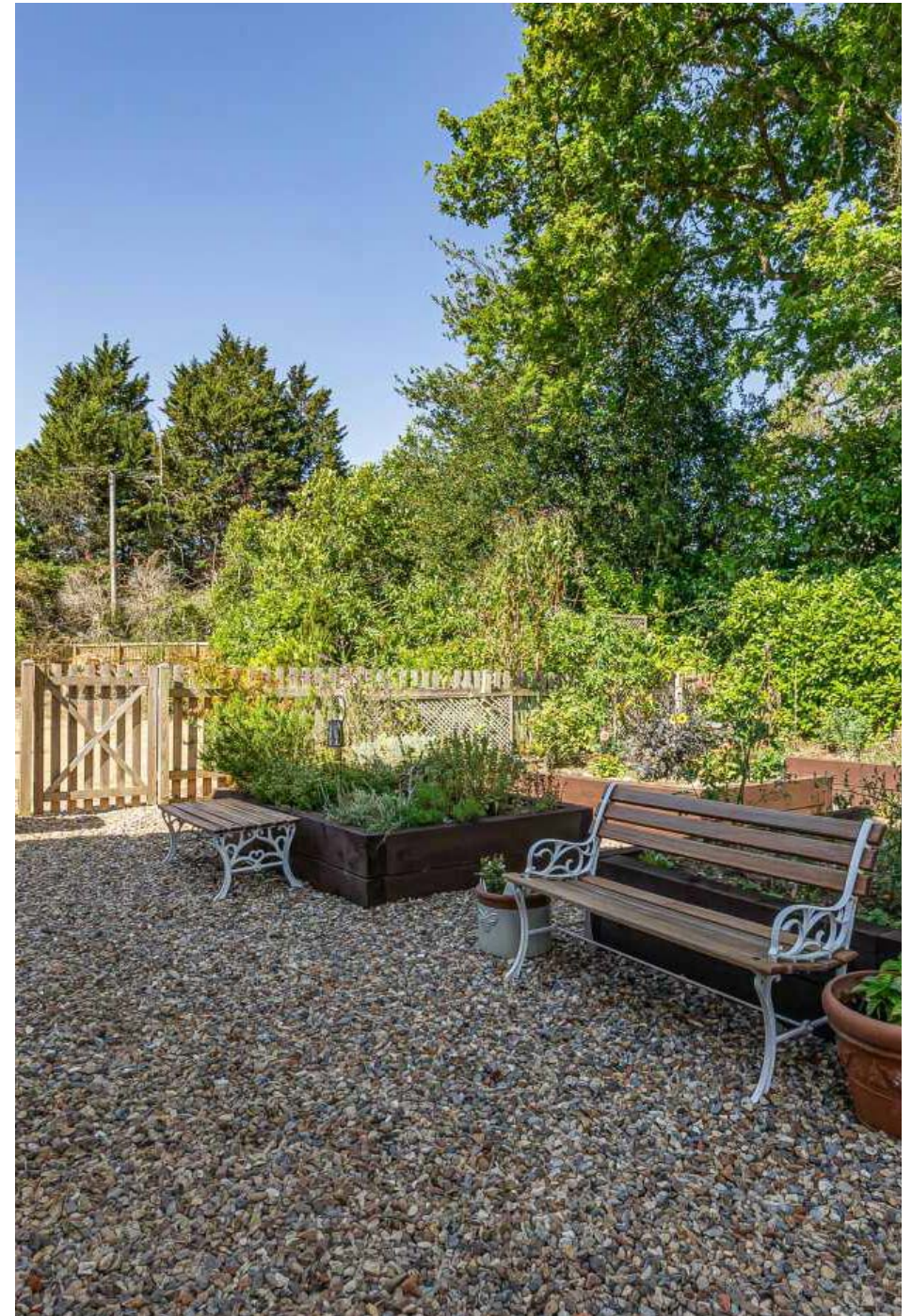
The house is approached via electric gates which open onto a sweeping driveway. Outside, there is parking for a number of cars, a double garage which offers scope to convert into ancillary accommodation (subject to the relevant permissions being obtained), and glorious, private gardens measuring in excess of an acre. The gardens have good, mature hedges and trees offering a high degree of privacy, and there is a kitchen garden with raised beds and a greenhouse.



SITUATION

Whitchurch Hill is close to Pangbourne, with its village hall, local pub and church. Pangbourne is a wonderful riverside market town renowned for Pangbourne College School, and with a main line train service (via Reading) to London Paddington. There is an excellent range of shopping and recreational facilities within Pangbourne, and the M4 (J12) can be reached within 5 miles. There is excellent riding and walking in the area, and local schooling includes Langtree, Pangbourne College, Bradfield College, Queen Anne's School in Caversham, The Oratory, The Oratory Prep and Moulsham.

The Computer Generated Images shown are for illustrative purposes only and not to be relied upon.







**Approximate Gross Internal Area 3075 sq ft - 286 sq m
(Excluding Garage)**

Ground Floor Area 1584 sq ft – 147 sq m

First Floor Area 1491 sq ft – 139 sq m

Garage Area 425 sq ft – 39 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Matt Davies
01491 844 903
matt.davies@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames, RG9 2LJ

knightfrank.co.uk

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