



PATH HILL HOUSE

Path Hill, Goring Heath, RG8



PATH HILL HOUSE IS A COUNTRY HOME WITH WONDERFUL VIEWS

Constructed circa 1900, the residence has been under the same ownership for 45 years and has been extended to provide generously proportioned rooms and is set in 2.59 acres of garden and paddocks.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Private drainage and oil fired heating.

WHAT3WORDS: ///knee.impressed.cookie



THE PROPERTY

Path Hill is a charming and welcoming family home, thoughtfully arranged to offer both comfort and ample living space. You are greeted by a bright reception hall, which provides access to the main reception rooms and the staircase to the first floor. The ground floor enjoys a choice of living areas, including a light-filled dual-aspect drawing room with doors opening onto the garden. A cosy sitting room and a study also enjoy direct garden access, while a separate dining room offers an ideal setting for family entertaining. From the hallway, you can also reach the cellar, a practical utility/boot room, and a convenient W.C.







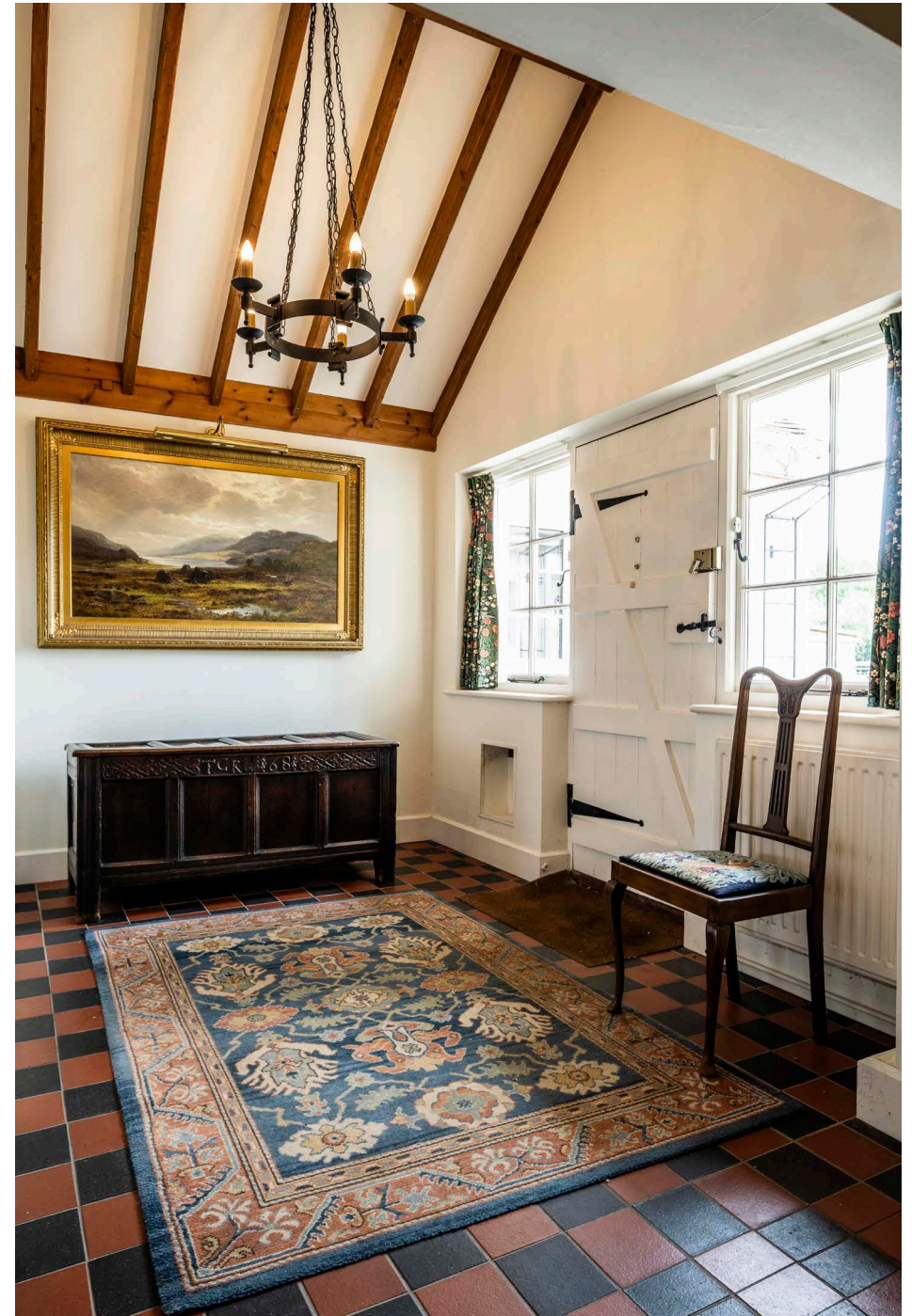


PROPERTY (CONTINUED)

At the heart of the home is the wonderful kitchen/breakfast room, which features an excellent range of wall and floor units along with integrated appliances such as a double oven, dishwasher, and gas hob. A striking vaulted ceiling with beautifully painted beams creates an exceptional sense of space and character. This impressive room easily accommodates a family dining table and generous seating area, all centred around an attractive wood-burning stove.

Leading from the kitchen is a spacious garden room, also featuring a vaulted ceiling. Flooded with natural light, this versatile space offers both a relaxed seating area and a dedicated dining area. Wooden beams add warmth and charm, while the glass conservatory-style section opens directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, the principal bedroom enjoys wonderful views over the gardens and fields beyond, and benefits from an en-suite bathroom and dressing room. A guest wing provides a further two bedrooms and bathroom, and there are two additional bedrooms and a family bathroom. This floor also includes a study.





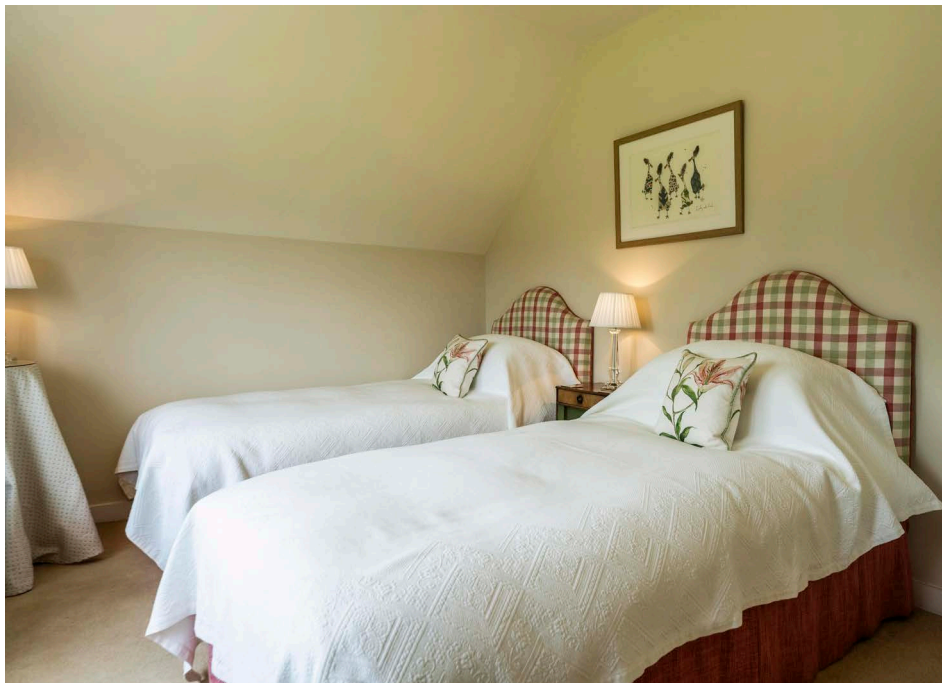


SITUATION

Path Hill House is located in the hamlet of Goring Heath, between the Berkshire Downs and Chiltern Hills, and was originally part of the Hardwick Estate. Nearby villages such as Pangbourne, Woodcote, and Goring are just a short drive away and offer a range of amenities, including independent shops, cafes, and supermarkets. Pangbourne Station provides direct train services to London Paddington in under an hour, and the M4 offers convenient road access to London, Heathrow Airport, and the West Country.

The towns of Henley, Wallingford, and Reading are also within a 20-minute drive. The area is known for its restaurants, pubs, and active community events.

The area offers an excellent selection of preparatory and senior schools. The local Whitechurch Primary School is highly regarded, and many private schools nearby are featured in Tatler's top choices. These include Moultsford, The Oratory, St Andrews, Elstree, Queen Anne's, and Bradfield, with St Helens and St Katharine's, Downe House, Abingdon, and Radley also within easy reach.







GARDEN AND GROUNDS

The property is approached via a gravel driveway, offering ample parking for several vehicles and access to two double garages. A collection of useful outbuildings provide excellent storage, with stables leading onto the paddocks. The grounds also feature a tennis court and a delightful orchard.

The beautifully maintained gardens are predominantly laid to lawn, interspersed with mature flower beds planted with roses, shrubs and a variety of herbaceous plants. To the rear of the house, a generous terrace creates a superb setting for al fresco dining and outdoor entertaining.

The house and gardens offer extensive space and potential for additional features or further development, subject to requirements.





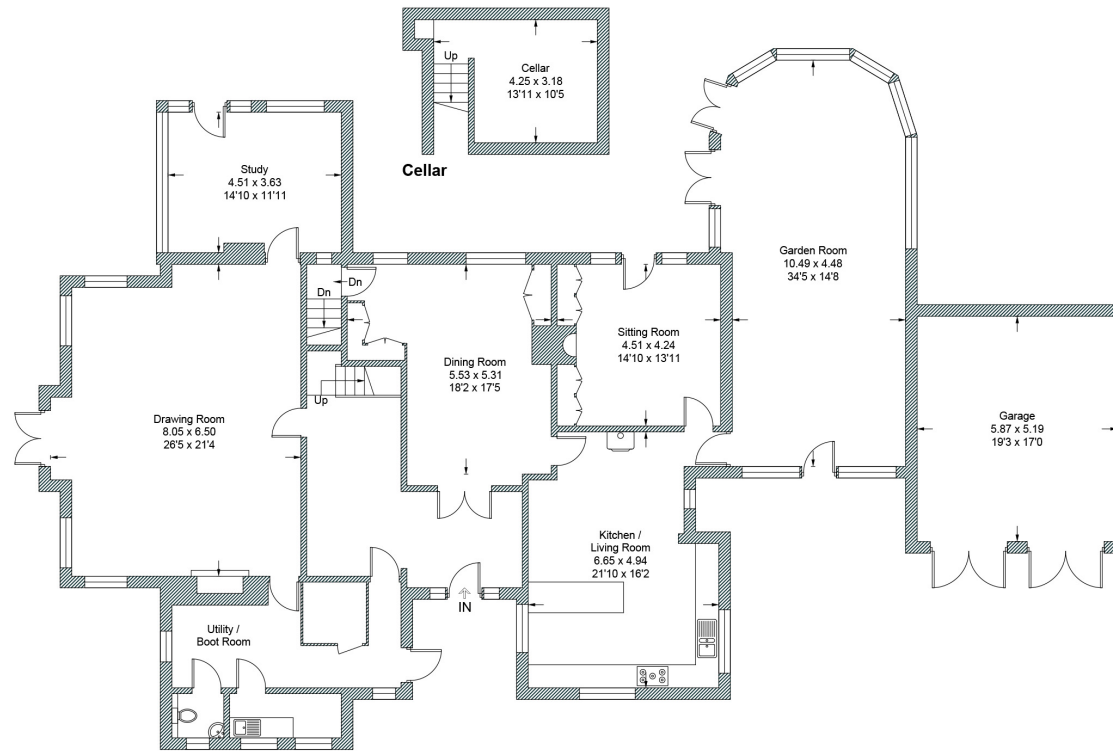
Path Hill House

Approximate Gross Internal Area = 354.4 sq m / 3,815 sq ft

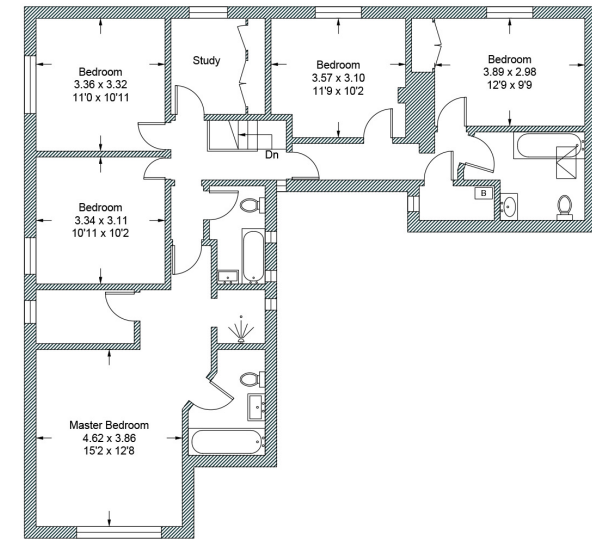
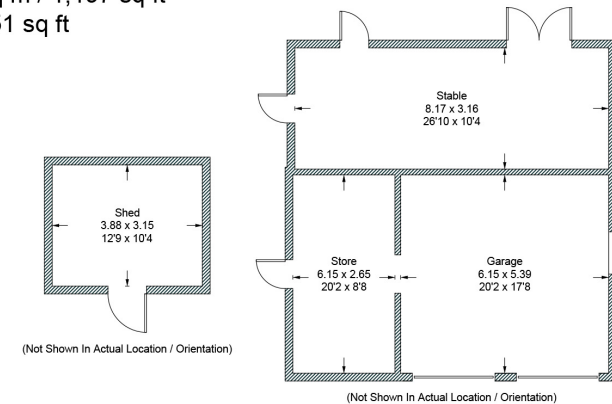
Approximate Cellar Internal Area = 12.9 sq m / 139 sq ft

Approximate Garage & Outbuildings Internal Area = 111.2 sq m / 1,197 sq ft

Approximate Total Internal Area = 478.5 sq m / 5,151 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
Produced by The Country House Department Limited

(Including Basement / Loft Room)

Approximate Gross Internal Area = 5151 sq ft/478.5 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)



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