



TIMBERS

WHITCHURCH ON THAMES ♦ OXFORDSHIRE





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Pangbourne on Thames 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)

Overlooking stunning countryside on the edge of this rural hilltop village, yet just a short distance to the village amenities at Pangbourne and mainline station for London.

A brand new traditionally built bespoke family residence, with high specification generous accommodation of 4,838 sq ft, including 4 reception rooms, 5 bedrooms, 4 bathrooms and a detached double garage with room above, all set within a plot of 1.4 Acres overlooking meadows.

♦ A Traditionally Built 5 Bedroom Detached Property
Of Approximately 4,838 Sq Ft

♦ Set In South West Facing Level and Well
Screened Gardens of Approximately 1.4 Acres

♦ Within 2 Miles Of Pangbourne on Thames With
Mainline Railway Line Into London Paddington
within The Hour

♦ Main Entrance Via Electric Gates With Intercom
♦ Second Gated Entrance

♦ 5 Reception Rooms
♦ 5 Bedrooms And 4 Bathrooms

♦ Detached Double Garage With Games Room/
Office Above



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 on Thames with surrounding countryside designated an area of 'Outstanding Natural Beauty'.

Traditionally timbered and thatched cottages overlook the village green and parish church of St Johns and there are many other period properties reflecting the differing architectural styles through the ages, which essentially form the character and history of this unspoilt rural community historically based on agriculture and farming.

At the bottom of the hill is the separate village of Whitchurch on Thames lying opposite to the village of Pangbourne on the Berkshire side of the river, and home to a well revered and outstanding primary school. Pangbourne offers excellent shopping facilities as well as a wide range of amenities including a mainline railway station which has excellent commuter services to Reading and up to London (Paddington) in under the hour. There is a regular daily bus service to Reading via Pangbourne from Woodcote with good road

communications, particularly for Reading and the M4 motorway.

In addition to having well revered and 'outstanding' local state primary school in Whitchurch on Thames and secondary schooling in nearby Woodcote, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, St Helen & St Katharine, Radley College and The European School at Culham.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (Elizabeth Line) services have commenced from Reading which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.



PROPERTY DESCRIPTION

Timbers is a traditionally built 5 bedroom detached property with brick elevations and hanging tiles to gables under a clay tile roof with aluminium doors and windows. It has many high specification details, including:

Interior

- ◆ Full Intruder Alarm System
- ◆ Concrete Ground & First Floor With Underfloor Heating Throughout
- ◆ Porcelain Tiles To Hall, Family, Kitchen And Utility Room
- ◆ Oak Internal Doors With Satin Nickel Door Furniture
- ◆ Electrical Fittings In Satin Nickel Finish With Dimmers To All Main Rooms
- ◆ "Charlotte House" Fully Fitted Kitchen With Granite Work Surfaces, Range Cooker, Miele Appliances, Twin Dishwashers, Wine Fridge, Hot Tap
- ◆ 2 Aegean Limestone Fireplaces
- ◆ Wide Turning Staircase To First Floor With Wrought Iron Spindles
- ◆ Fully Fitted Dressing Rooms To The Two Principal Bedrooms
- ◆ Fully Tiled Bathrooms with Rain Shower

Exterior

- ◆ Electric Composite Set Of Front Gates With Intercom
- ◆ Block Paved Driveway With Parking For Multiple Cars
- ◆ Large Porcelain Tiled Patio Terrace
- ◆ Fully Fenced Grounds
- ◆ Durable Aluminium Guttering
- ◆ External Lighting
- ◆ Double Garage With Electric Roller Shutter Door And Games Room/Office Above
- ◆ External Gardeners WC

Entrance is into the grand reception room with wide staircase up to the galleried landing. There is a cloakroom and large coats cupboard, as well as understairs storage. The sitting room has a bay window, matching up with the bay in the dining area. There is a study and then the living room overlooks the garden with French doors for direct access. To the other side of the reception hall is the kitchen, dining, family room which is a fabulous entertaining space, enjoying dual aspect and also having a set of French doors leading directly onto the terrace. The vaulted utility room is off the kitchen and has a back door. Upstairs, the main 2 principal bedrooms look out across the back and stunning meadows behind the property via Juliet balconies. One of the bedrooms have a walk in wardrobe and the other has a double wardrobe. Both rooms have large bathrooms with bath and separate walk-in shower. Bedroom 3 has an ensuite shower room and a built in wardrobe and there are 2 further bedrooms and family bathroom with bath and shower. The property has an exceptionally large loft.





OUTSIDE

Located off Goring Heath Road and across from the village recreation ground on the edge of the village, Timbers has a splayed entrance with planting either side. Double electric composite gates open onto the driveway which has parking for multiple cars. There is a detached double garage with electric roller shutter door for further parking. On the side of the garage is a door up to the room above, perfect for

a games room or home office. Additionally, there is an external gardener's cloakroom. The entire plot is approximately 1.4 acres and is fully fenced with planting to the boundary and mature trees. The grounds have been fully lawned and there is a second gated "trades" entrance to the right hand fence. A large terrace sits across the entire back of the property, widening outside the 2 sets of French doors for a great entraining and seating area to sit and enjoy the garden views and meadows beyond.



**Approximate Gross Internal Area 4018 sq ft - 374 sq m
(Excluding Garage)**

Ground Floor Area 2127 sq ft – 198 sq m

First Floor Area 1891 sq ft – 176 sq m

Garage Ground Floor Area 539 sq ft – 50 sq m

Garage First Floor Area 281 sq ft – 26 sq m



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: TBC

Postcode: RG8 7NU

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn right again and then next left into the Reading Road. Follow this road up the hill and out of the village and on reaching Crays Pond in approximately 2 miles bear right at the crossroads for Whitchurch-on-Thames and Pangbourne-on-Thames. Upon entering Whitchurch Hill, just after the Church on the main road, turn left, then left again onto Goring Heath Road. Timbers will be found on your right hand side, opposite the Recreation green.

what3words:

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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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