



Dudley
**Singleton
& Daughter**
The Country Agent



4 Old Barn Cottages • High Street • Whitchurch-on-Thames

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A delightful 3 bedroom, 2 bathroom, end of terrace house, enjoying a very pretty, peaceful, and secluded position, in the heart of this sought after period Thameside village.

1,550 sq ft / 144 m²
(all measurements are approximate)

Few minutes easy walk to primary school • Walk to Pangbourne shops, amenities and station - fast trains to London Paddington (47 minutes)
M4 (junc 12) 6 miles • Heathrow 45 mins • Reading 6 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





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4 Old Barn Cottages is an attractive and unusually spacious house, occupying the end position within a terrace of four cottages. Beautifully fitted and decorated throughout, the property provides versatile accommodation and is presented to a high standard.

To the front, a private gravel forecourt leads to the property's large front garden, while to the rear the garden is enclosed in part by an attractive original brick and flint wall. A gravel pathway leads to a gate providing pedestrian access to the single garage, with vehicular access from Manor Road.

Within easy walking distance of the highly regarded village primary school, popular pub, the River Thames and Pangbourne with its fine selection of specialist shops, amenities, and station offering fast commuter links to Reading and Paddington, both with Elizabeth Line.

Special features:

- The kitchen/breakfast room has been refitted in recent years to a high standard. There is a Stoves range cooker with four ovens and 5 ring induction hob, fitted dishwasher, breakfast bar, windows overlooking the front and rear gardens, and to one end of the room is a family seating area

- The sitting room is very light and spacious, with polished oak flooring, an attractive open fireplace fitted with a wood-burning stove. To one end is a dining area with French doors opening onto the decked area, and rear garden
- Reception hall is spacious with a well-fitted cloakroom, polished oak floor and large mat well area
- The large well-fitted utility room has lots of cupboards, plumbing for washing machine and tumble dryer, ceramic flooring, and door opening onto the decked area and rear garden
- Large main bedroom, with a dressing room and ensuite shower room
- Two further bedrooms, one a double and a spacious single bedroom
- Both bathrooms are fitted with high quality units, and the family bathroom has both a bath and separate shower
- The windows and doors have been replaced with primary double-glazed units
- Loft room accessed by a drop-down ladder, could provide further accommodation if required

Summary of accommodation: Reception hall, utility room, cloakroom, sitting/dining room, kitchen/breakfast room, family bathroom, bedroom 1 with ensuite and dressing area, two further bedrooms, loft room.



Gardens: Pretty gardens to the front, with lawn, shrubs, plenty of room for table and chairs and a child's playground if required. To the rear, there is a large, decked patio area for summer dining.

Lawns, trees, a small greenhouse, and a pretty brick and flint wall to one side, with fencing above. Rear gate to garaging area and side access to the front garden.

Local facilities: Whitchurch-on-Thames has an active local community, a fine character pub; The Greyhound Inn, and on all sides of the village, 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 (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 short 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 School and Moulsoford Prep School.

Post Code: RG8 7EZ

Tenure: Freehold

General:

Gas-fired central heating

Mains electricity, gas, water and drainage

Broadband connected FTTC

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: C

Council Tax Band: South Oxfordshire, Band E

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



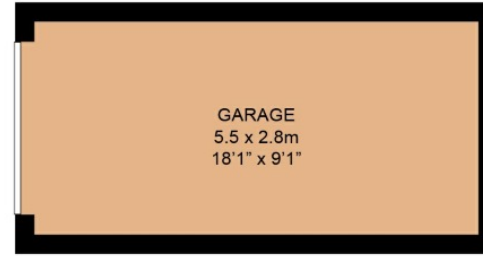


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TOTAL APPROX. FLOOR AREA 144.0 SQ.M. (1550 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



GARAGE APPROX. FLOOR
AREA 15.0 SQ.M. (161 SQ.FT.)



GROUND FLOOR APPROX. FLOOR
AREA 69.0 SQ.M. (743 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 60.0 SQ.M. (646 SQ.FT.)



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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD