



# LITTLE COTTAGE

HIGH STREET ♦ WHITCHURCH ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# LITTLE COTTAGE

HIGH STREET ♦ WHITCHURCH ON THAMES

♦ OXFORDSHIRE

READING - 5 miles ♦ HENLEY ON THAMES - 12 miles ♦

NEWBURY - 13 miles ♦ PANGBOURNE ON THAMES - ½ mile

♦ M4 MOTORWAY (J12) - 6 miles ♦ GORING ON THAMES - 3½

miles ♦ HEATHROW approx. 37 miles (Distances approximate)

Located in the heart of this highly regarded Thames-side village fronting onto the historic High Street with local public house and popular village primary school, yet just a short walk from Pangbourne with extensive village amenities including a mainline railway station providing access to London Paddington in under the hour, various shops and facilities.

A most appealing two bedroom semi-detached period cottage, dating from the mid 1800's, benefitting from recent sympathetic refurbishment and presented to a high standard with private front and rear part walled garden and off road parking space.

♦ Mature Part-Walled Front Garden

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♦ Entrance Hall

♦ Sitting Room With Woodburner

♦ Fitted Kitchen Breakfast Room

♦ Utility Room

♦ Shower Room

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♦ Landing

♦ 2 Double Bedrooms With Un-Used Feature Fireplaces

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♦ Mature Part-Walled Rear Garden



## SITUATION

Whitchurch on Thames is a picturesque village situated on the South Oxfordshire bank of the River Thames, opposite Pangbourne in Berkshire, lying at the foot of the Chilterns Escarpment as it meets the Thames Valley, the area designated as being of 'Outstanding Natural Beauty'.

Little changed over the years and without the intrusive development that has marked many villages, Whitchurch retains its tranquil setting by the Thames with numerous riverside and country walks available locally. The stretch of the river between Whitchurch and Streatley is particularly scenic and formed the basis of local author Kenneth Graham's immortal book 'The Wind in the Willows'. The village boasts an interesting history with a wealth of period and character properties reflecting a rich architectural heritage, many Listed as being of 'special architectural and historical merit' especially along the High Street itself which is now a 'Conservation Area'.

There is a village Pub, the Greyhound, a well respected primary school, an Art Gallery with works by local artists and a village Cricket Ground supported by an enthusiastic village team.

The larger village of Pangbourne on Thames, within walking distance and connected by a privately owned Toll Bridge over the River from Whitchurch, offers a comprehensive range of shops and amenities including a supermarket, WH Smith, impressive new health centre, library, dentist, eclectic range of restaurants, and bistro Cafés and, importantly, a main line railway station providing fast commuter services to Reading and London (Paddington) in just over the half hour and now with the added benefit of Crossrail. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale.

## PROPERTY DESCRIPTION

Dating back to the mid 1800's, Little Cottage retains much of its character, having whitened rendered elevations under a pitched and gabled clay tiled roof. Entrance is into a hallway with staircase and then door leads into the sitting room which has a large window overlooking the front garden and a newly installed woodburner. The kitchen is in the middle of the house and features shaker style units and stone flooring which runs through into the utility room. The breakfast area sits in front of French doors giving access to a side terrace offering a wonderful opportunity for "al fresco" dining to the south of the cottage. There are 2 built in storage cupboards, one which runs under the stairs and the other opposite which has the boiler in it. The utility room has a Belfast sink, built in units and appliances and a back door taking you to the rear garden. From here is the shower room, which is fully tiled and features a large walk-in shower. Upstairs, there are 2 double bedrooms both with original fireplaces, not in use. With beautifully presented rooms offering light and airy accommodation, the cottage is charming with a contemporary twist.

## OUTSIDE

The cottage affronts the High Street and has a brick wall with a pedestrian gate and an open area for driveway parking. To the side of the house is a low gate and then a brick terrace. The main garden is at the back of the house with lawned garden, flanked by shaped borders and containing a variety of plants and shrubs together with mature trees, forming an attractive and private backdrop. A pretty brick built garden shed is located off to one side.

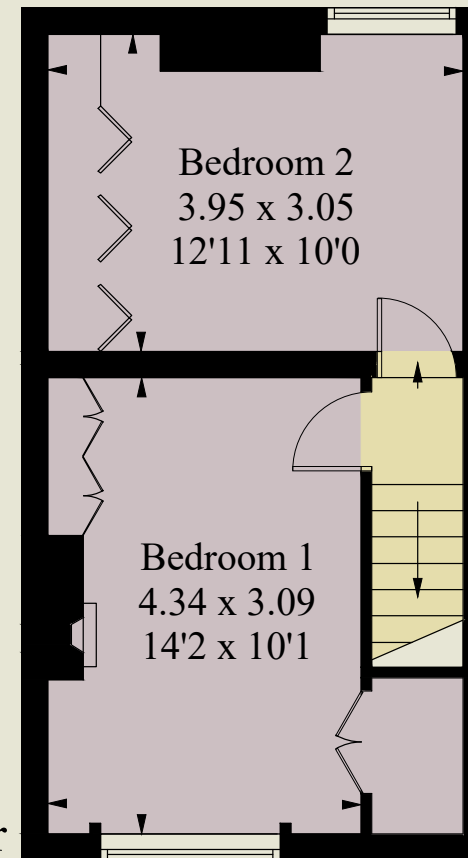
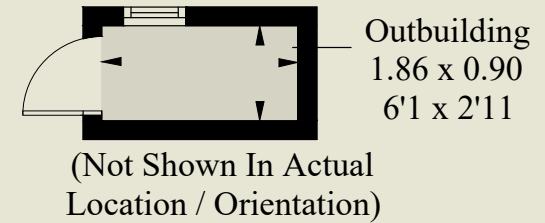
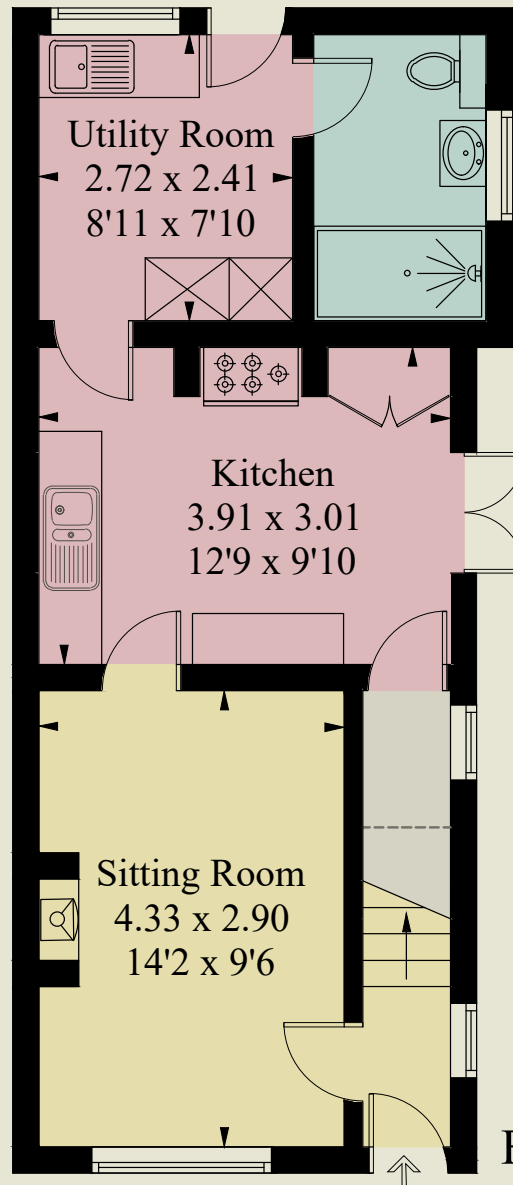
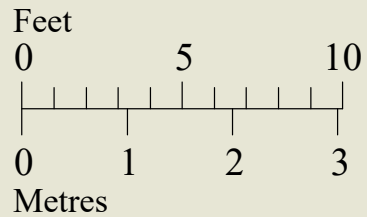


# Little Cottage, High Street, Whitchurch-on-Thames, Oxfordshire, RG8 7ET

Approximate Gross Internal Area = 71 sq m / 764 sq ft

Outbuilding = 1.6 sq m / 17 sq ft

Total = 72.6 sq m / 781 sq ft



CREATESPACE DESIGN ref 551

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler located in the kitchen.

**Council Tax:** D

**Energy Performance Rating:** E / 52

**Postcode:** RG8 7ET

**Local Authority:** South Oxfordshire District Council  
Telephone 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where turn right again and then left into the Reading Road by the Queens Arms public house. Follow the road out of the village up White Hill and in a further 1¼ miles on reaching the crossroads at Crays Pond turn right for Whitchurch and Pangbourne. In a ¼ mile follow the road down the hill into the village of Whitchurch itself and on entering the High Street, Little Cottage will be found on the left hand side, immediately opposite the turning into Manor Road which is on the right hand side.



## 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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