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8, Hocketts Close, Whitchurch Hill, Reading  
South Oxfordshire, RG8 7PZ

£830,000



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- All new internal doors
- Newly fitted cloakroom (2025)
- Four double bedrooms
- New Fuseboard (October 2023)

- New boiler & Nest Smart Heating (September 2023)
- New light switches, sockets and door handles throughout
- Highly sought after village location
- New en-suite bathroom (2022)
- Immaculately presented
- Garage

An exceptional four bedroom family home tucked away in a peaceful cul-de-sac, enjoying beautiful woodland views and offering an open plan kitchen/breakfast and two further reception rooms. EPC: D

Accommodation includes: Entrance hall, newly renovated downstairs cloakroom, large open plan fitted kitchen / breakfast room with glass atrium, island unit & bi fold doors to garden. Utility room, family room, 22ft sitting room with open fire and a further snug. From the hall the staircase leads to first floor landing, 13ft principal bedroom with refitted en-suite bathroom, three double bedrooms and family bathroom

Noteworthy features include; PVCu double glazing, gas fired central heating, water softener, ample built in cupboards, off road parking, garage.

To the front of the property: Lovely views looking across to private woodland. Across the frontage there is a garden laid mainly to lawn with a central footpath to the front door. There is a driveway offering off road parking and leads to the integral garage, which has an electric door.

To the rear of the property is a private and secluded garden. Paved terrace ideal for outdoor entertaining and enjoying a south easterly facing aspect , garden laid to lawn, pond with water feature, timber shed, enclosed with mature hedging & timber fencing.

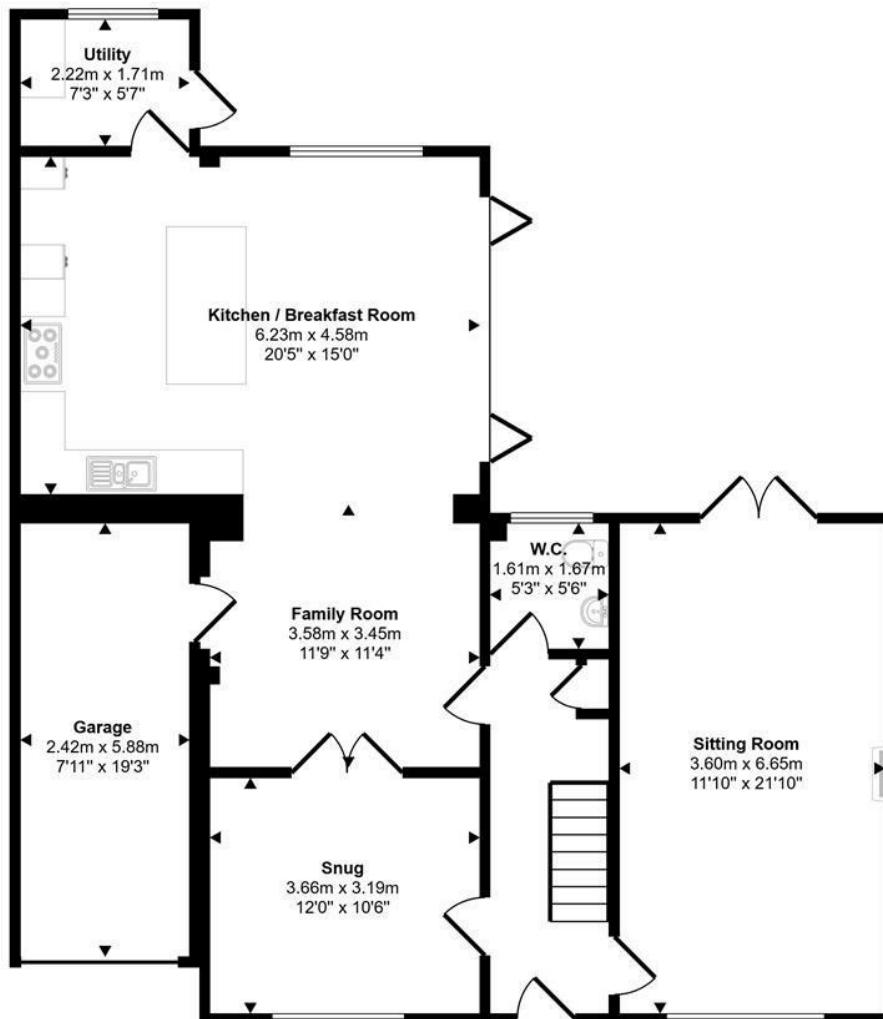
Total Floor Area: 182m2 (1961sqft) including garage.

Council Tax: Band F

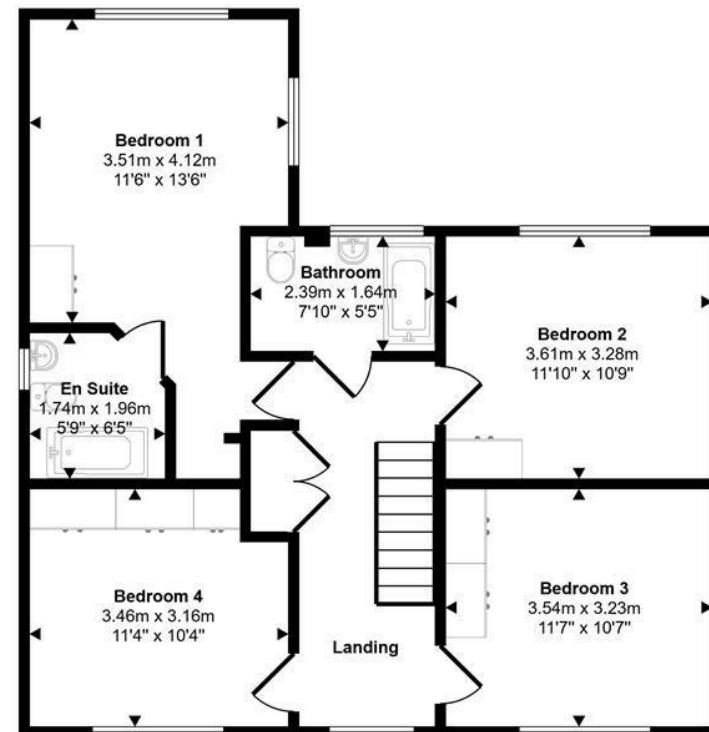
Services: Mains gas, electricity, water & drainage.

Whitchurch Hill is a sought after rural village, within an Area of Outstanding Natural Beauty, conveniently located within easy distance of Pangbourne and Reading, both of which provide access to London Paddington which is less than 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is easy access to the M4 motorway at Reading or Theale and the M40 at Watlington. Whitchurch Hill is in the catchment area for the highly regarded Whitchurch Primary School and is within close proximity to the Oratory private schools.

Approx Gross Internal Area  
182 sq m / 1961 sq ft



Ground Floor  
Approx 111 sq m / 1195 sq ft



First Floor  
Approx 71 sq m / 765 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

Head southwest on Reades Lane toward the centre of Sonning Common. Turn right onto Reading Road (B481). Follow the B481 out of the village. At the traffic lights / junction with the A4074, turn right onto the A4074. Stay on the A4074 for several miles. Turn left off the A4074 toward Whitchurch Hill. Look for the turning signposted Whitchurch Hill / Whitchurch-on-Thames (this may be a minor road). Continue through Whitchurch Hill village. Turn into Hocketts Close. The property will be found on

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**