

PROPERTY AGENTS

JPKnight



Whitchurch Hill, Reading RG8 7NZ



Whitchurch Hill, Reading

A rare opportunity to acquire this wonderful home, on the open market for the first time in over 40 years: this substantial period property dates back to c.1800 with later additions. In an idyllic setting (an AONB) it is just 2 miles from Pangbourne train station with direct access to London Paddington.

The grounds extend to 3.6 acres including formal gardens, paddocks with stabling, tack room and hardstanding, orchard, and enclosed swimming pool with paved area and pergola. The spacious accommodation of almost 3500 sq.ft. comprises five double bedrooms, three bathrooms, kitchen/breakfast room, four reception rooms, study, utility, boot room and cellar.

The property is approached via a long driveway leading to gravel parking to the front of the property. There is also a large 24' detached garage and 19'8 guest cabin with kitchenette and wet room.



Tenure - Freehold

Accommodation

The property has oil fired central heating throughout. Entrance Hall: Triple aspect with door to rear, wood floor, cloaks cupboard, understairs cupboard, stairs to cellar and landing, two radiators.

Shower room: Window to side, white three-piece suite, tiling, radiator.

Kitchen/Breakfast room: 19'5 x 11'5 Window to front, range of wooden storage units with granite worktop, stainless steel sink unit, oil fired AGA, electric oven, electric hob and extractor hood above, integrated fridge and dishwasher, downlighters, tiled floor. Open to: Orangery: 16'10 x 12'3 Two French doors to rear with glazed surround, ceiling lantern, wood effect tiled floor, two radiators, downlighters.

Sitting Room: 14'7 x 11'2 Window to garden, fireplace with gas effect fire, brick surround and hearth and wooden mantel.

Drawing Room: 25'3 x 16' Triple aspect with two French doors to garden, wood floor, two radiators, fireplace with slate surround and hearth, brass fender and wooden mantel.

Dining Room: 14'11 x 14' Triple aspect, wood floor, vaulted with wall and ceiling timbers, wood floor.

Study: 14'11 x 14 Triple aspect with door to rear, radiator, ceiling timbers, spiral staircase to mezzanine floor (bedroom 5).





Utility Room: 10' x 7'6 Two windows to rear, range of storage units with granite worktops, stainless steel sink unit, space for fridge/freezer, washing machine and tumble dryer.

Boot room: Window and stable door to front, storage units with Belfast sink, boiler, plumbing for washing machine, loft access.

Cellar: 12' x 10'6

Stairs to Landing: French doors to balcony at front, two airing cupboards, radiator.

Bedroom 1: 25'3 x 16' Triple aspect, French doors to balcony, fitted wardrobes, two radiators.

En Suite Bathroom: Window to front, four-piece white suite, tiling, radiator.

Bedroom 2: 14'10 x 10'9 Double aspect, radiator.

En Suite Bathroom: Window to rear, white three-piece suite, radiator, tiling.

Bedroom 3: 14'10 x 11' Window to rear, Victorian fireplace, with tiled hearth, fitted wardrobes, radiator.

Bedroom 4: 11'2 x 11 Window to rear, radiator.

Bedroom 5: 14' x 11 (Access from study) Gable window, wood style flooring, scaled ceilings.

Bathroom: Window to rear, white four-piece suite, wood style floor, chrome radiator, tongue and groove panelling, loft access.

Outside

The property is approached via a long driveway leading to gravel parking to the front.

The grounds extend to 3.6 acres including formal gardens with a fishpond (invisible safety grid), raised patio and brick wall leading to established manicured lawns flanked with mature borders, shrubs and trees. There are four paddocks, stables and tack room with hardstanding, orchard, vegetable garden and an enclosed swimming pool with paved surround, mature olive tree border and pergola.

Guest Cabin: 19'8 x 16'7 Triple aspect with double doors to front, kitchenette with space for a fridge, storage units and worktop with sink. Wet room with white two-piece suite and shower area with disabled facilities, electric heaters.

Garage: 24' x 18' Two up and over doors, door and window to side, power and light.



Directions: Head south out of Wallingford, turn left onto Nosworthy Way (A4130), at the next roundabout turn right onto A4074 and follow this for 3.8 miles. Turn right into B471 to Woodcote, follow the road through the village to the T-junction, turn right onto B4526 then immediately left into B471 (continuation) follow this for 0.2 of a mile turning right into a private drive just before the Goring Heath Parish Hall, the property is off the right fork.

Approximate Gross Internal Area
 Cellar = 12.7 sq m / 137 sq ft
 Ground Floor = 186.9 sq m / 2,012 sq ft
 First Floor = 127.3 sq m / 1,370 sq ft
 Log Cabin = 30.5 sq m / 328 sq ft
 Garage = 40.1 sq m / 432 sq ft
 Total = 397.5 sq m / 4,279 sq ft



Score	Energy rating	Current	Potential
92+	A		
91-91	B		47 B
89-80	C		
55-68	D		
39-54	E	< 40 E	
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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.
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