



# THATCHED COTTAGE

BOZEDOWN DRIVE ♦ WHITCHURCH HILL ♦ 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)

Privately located on the fringe of Whitchurch Hill, just above Whitchurch-on-Thames, a short walk or drive to the river Thames, outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour, this stunning cottage enjoys a most relaxing ambience and outlook, privately situated in attractive and mature gated gardens and grounds of approximately 0.30 of an acre with wonderful elevated far-reaching views, affording a delightful 'Al Fresco' lifestyle.

A most charming Grade II Listed cottage with origins dating to the 1500's, affording an inspired and characterful yet modern and contemporary home, benefiting from exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 1,668 sq ft.

♦ An Exquisite Period Family Residence With Gardens of Approximately 0.30 Of An Acre & Wonderful Elevated Far-Reaching Views Afforded

♦ Within Close Distance Of The River Thames, Extensive Amenities, Outstanding Schooling, Mainline Railway Station To London Paddington In Well Under The Hour

♦ Private Gated Driveway & Circular Courtyard

♦ Covered Entrance Porch

♦ Reception Hall

♦ Cloakroom

♦ Kitchen / Breakfast Room With Aga

♦ Utility / Boot Room

♦ Family Room With Inglenook Fireplace

♦ Sitting Room With Fireplace & Log Burner

♦ 2 Landings

♦ Master Bedroom With Fireplace

♦ 2nd Bedroom With Fireplace

♦ 3rd Bedroom

♦ Family Bathroom With Roll Top Bath

♦ Family Shower Room

♦ Attached Store

♦ Extending To Approximately 1,668 Sq Ft

♦ Mature Landscaped Gardens & Grounds Of Approximately 0.30 Of An Acre

## 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 and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford 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, Radley College, and St Helen & St Katharine.

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, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.



## PROPERTY DESCRIPTION

Believed to date back to the 1500's, Grade II Listed for being of great historical importance, this stunning thatched cottage has been sympathetically modernised and adapted to provide a spacious and imposing family home, which extends internally to approximately 1,668 sq ft, affording 3 bedrooms, 2 bathrooms, and 3 reception rooms, with additional amenity both internally and externally, commonly associated with character country residences.

Extensively refurbished and modernised throughout in more recent years, the works have successfully enhanced the architectural attributes of the cottages, bringing together the old and new elements, whilst retaining the great many period features and charm that is to be found in abundance throughout, creating a most stunningly characterful yet contemporary home which affords traditional living, with that of a rather more modern air, embracing its stunning gardens and grounds and private rural surroundings, with wonderful elevated views afforded.

## OUTSIDE

Thatched Cottage is privately approached off Boztdown Drive through a timber five bar gate which opens out on to a gravel driveway, which spans two sides of the cottage, affording great parking and amenity, and space for a garage, subject to planning, should one be desired.

The gardens wrap their way around the house on all sides, with extensive mature hedging and trees to the boundaries affording a private and tranquil environment, however mainly lie to the rear of the house and are laid to lawn, interspersed with mature planting of shrubs and trees, with lower planting to southern boundary which adjoins open countryside, to take advantage of the delightful views.

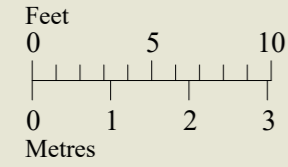
Delightfully mature, and adjoining countryside, the gardens and grounds extend to approximately 0.30 of an acre.



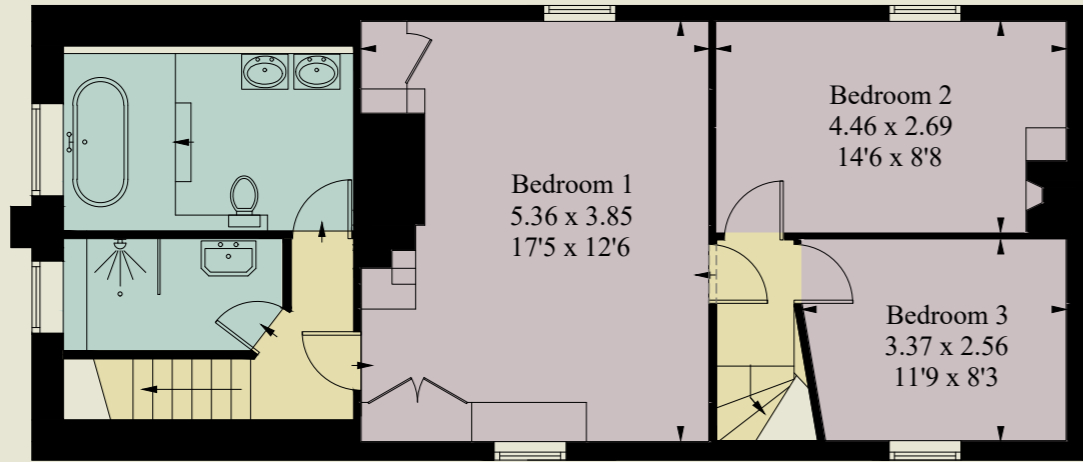


# Thatched Cottage, Bozedown Drive, Whitchurch Hill, RG8 7PE

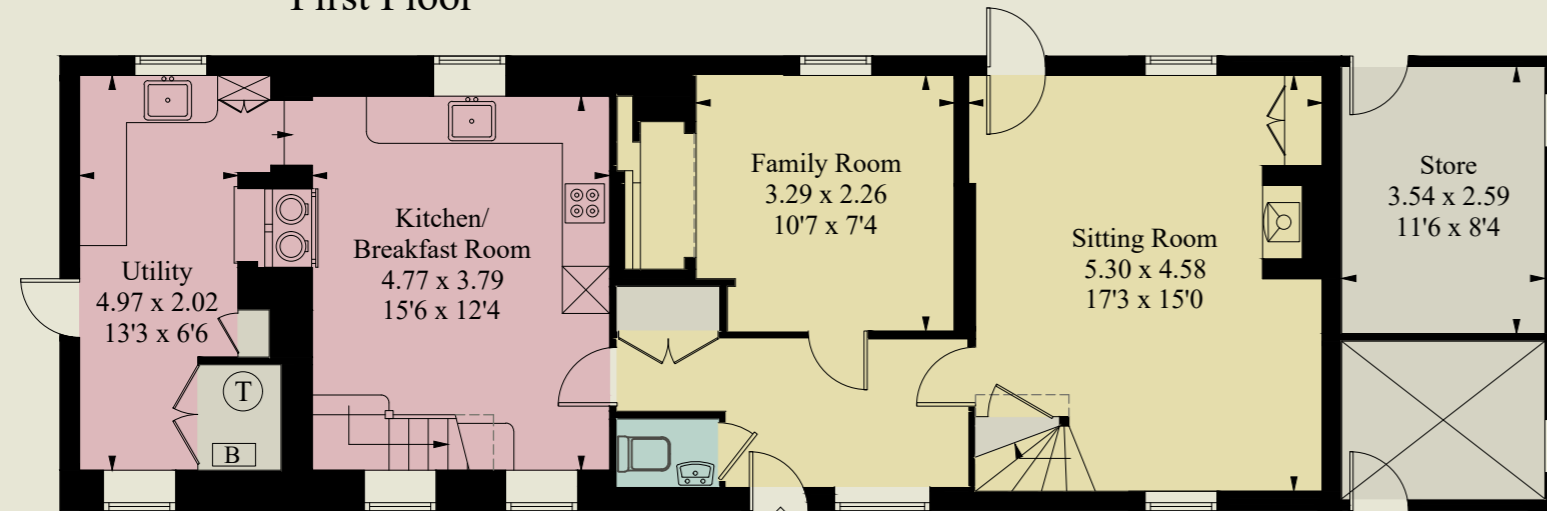
Approximate Gross Internal Area (including Store) = 155 sq m / 1668 sq ft



= Limited Use Area



First Floor



Ground Floor

CREATESPACE DESIGN ref 130

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



## GENERAL INFORMATION

**Services:** Mains water, electricity, and gas are connected to the property. Central heating and hot water form gas fired boiler. Private drainage.

**Postcode:** RG8 7PE

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by the Queens Arms. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching the crossroads at Crays Pond, turn right for Whitchurch and Pangbourne. In approximately 2 miles upon reaching Whitchurch Hill, just after the village church and village hall, take the left turn by the village green, and then straight over in to Bozedown Drive. Thatched Cottage will be found a further 50 metres or so off 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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