



# DEBJU

WHITCHURCH HILL ♦ OXFORDSHIRE

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# DEBJU

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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)

Occupying a private position in this highly regarded hilltop village only 2 miles from Pangbourne on Thames. A detached chalet style 3 bedroom house with open plan living and lovely private mature garden.

## ♦ Driveway

- ♦ Enclosed Front Porch
- ♦ Kitchen/Dining Room
- ♦ Family Room With Log Burner
- ♦ Sitting Room With Log Burner
- ♦ Cloakroom

## ♦ Landing

- ♦ 3 Double Bedrooms
- ♦ Family Bathroom

♦ In all approximately 1,345 sq ft

- ♦ Rear Decking and Lawned Garden
- ♦ Workshop/Outdoor Gym
- ♦ Planning Permission Approved For Rear Extension Plus Garden Room



## 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 school in Whitchurch on Thames and secondary schooling in nearby Woodcote, 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, St Helen & St Katharine, Radley College and The European School at Culham.



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 which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

Debju sits well back in a private mature setting. Built in early 1970 with brick elevations and a steep pitched roof with dormer windows, it has been transformed to offer a lovely presented property with well appointed accommodation. Entrance is into a covered porch leading into the hall with stair access. Downstairs has hard flooring throughout and both the family room and living room have log burners. The family room connects to the kitchen which is fully fitted and overlooks the garden. There is a stable door taking you through to the cloakroom and opposite is a large storage cupboard. Upstairs there are 3 double bedrooms and a family bathroom.

## OUTSIDE

The property has driveway parking for 2 cars and offers a private frontage with pretty borders and mature hedging. The side gate leads round to the rear garden which has a decked terrace and the remainder is laid to lawn. There is a large workshop offering great storage, plus on the other side it is open but undercover, currently being used as an outdoor gym. To the other side of the property is a bike store attached to the side of the house.

Planning Permission Approved For Rear Dormer Extension Plus Outdoor Garden Room.



# Debju, Goring Heath Road, Whitchurch Hill, Oxfordshire, RG8 7PG

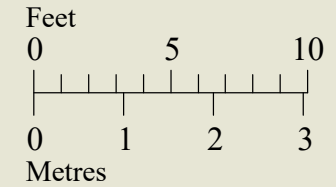
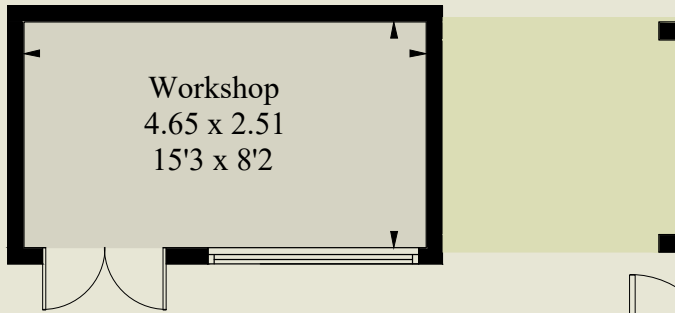
Approximate Gross Internal Area = 114 sq m / 1227 sq ft

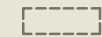
Workshop = 11 sq m / 118 sq ft

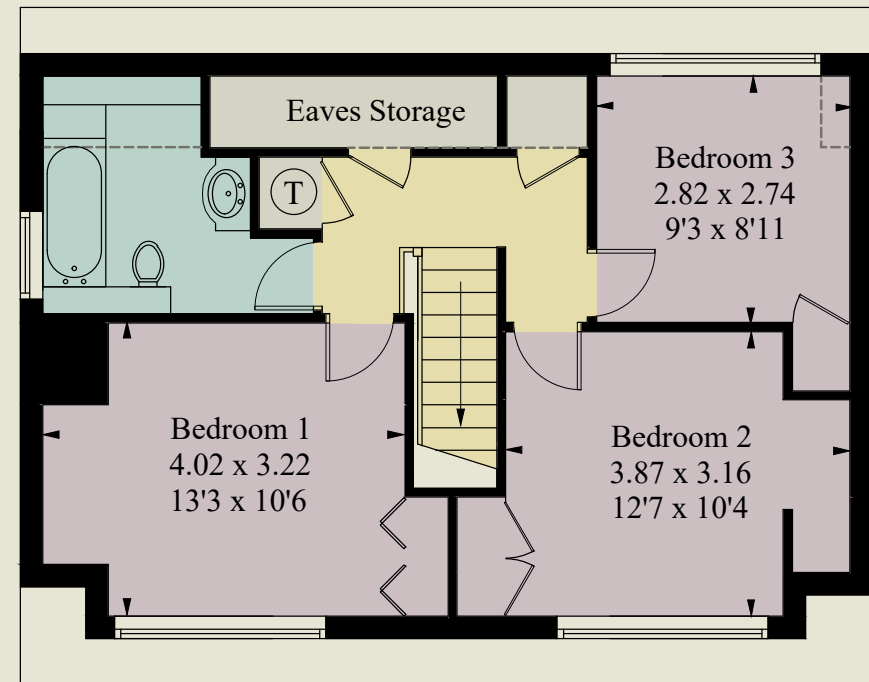
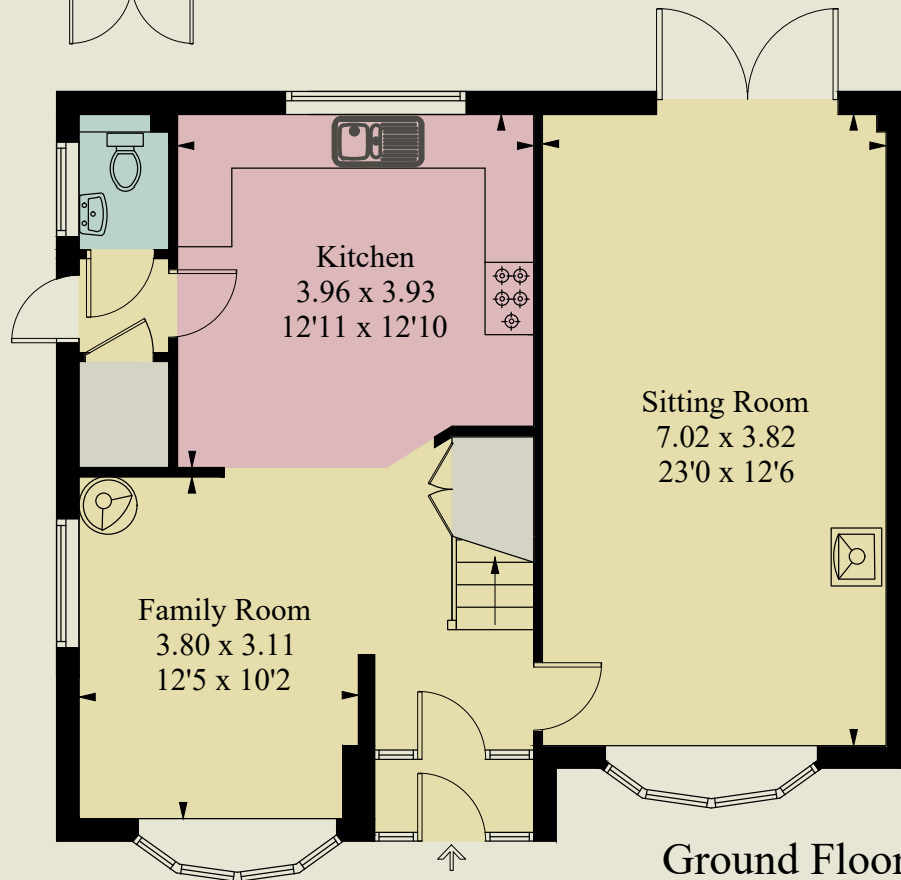
Total = 125 sq m / 1345 sq ft



(Not Shown In Actual Location / Orientation)



 = Reduced head height below 1.5 m



CREATESPACE DESIGN ref 383

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





## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

**Council Tax:** E

**Energy Performance Rating:** TBC

**Postcode:** RG8 7PG

**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 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 1 mile turn left at small crossroads signposted for Hill Bottom. Follow this road into Hill Bottom and after passing the Sun Inn at the junction at the bottom of the road, turn right back into Whitchurch Hill and 'Debju' will be found on the right hand side, second house after the entrance to Bec Tithe.

## 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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