



12 HILL BOTTOM CLOSE

WHITCHURCH HILL ♦ OXFORDSHIRE

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WHITCHURCH HILL ♦ OXFORDSHIRE

- ♦ Pangbourne on Thames – 2 miles ♦ Reading – 6 miles
- ♦ Goring on Thames – 4 miles ♦ Henley on Thames – 12 miles
- ♦ Oxford – 22 miles ♦ Newbury – 14 miles
- ♦ M4 at Theale (J12) – 7 miles

Well - presented 3 Bedroom property located at the end of this residential road in sought after hill top village

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting / Dining Room
- ♦ Kitchen / Breakfast Room
- ♦ 2 Double Bedrooms
- ♦ Further 3rd Bedroom / Study
- ♦ Shower Room
- ♦ Driveway parking
- ♦ Garage
- ♦ Large rear garden



LOCATION

Whitchurch Hill is a quiet, hilltop village lying some 450' above sea level on the edge of the Chilterns Escarpment bordering the Thames Valley approximately 2 miles from Pangbourne on Thames with the surrounding countryside designated an "A.O.N.B. "

Traditional timbered and thatched cottages overlook the village green as does the parish church of St John and there are many other period properties reflecting the differing architectural styles through the ages, which essentially form the character and provenance 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 the village of Pangbourne, and which boasts a high Ofsted rated Primary School and 2 popular Inns.

Hill Bottom forms the Eastern side of the village and adjoins beautiful countryside.

Pangbourne on the Berkshire side of the River and connected by an historic Toll Bridge, offers excellent shopping facilities including a supermarket as well as a wide range of amenities and notably a mainline railway station with fast commuter services to Reading and up to London (Paddington well under the hour). Road communications are especially good particularly for the major centres of Reading, Henley on Thames, Oxford, and Newbury and for both the M.40 and M4 motorway networks.

PROPERTY DESCRIPTION

12 Hill Bottom Close is a well presented home with good room sizes throughout. The front door leads into a hall, giving access to all accommodation and the cloakroom. To the rear of the house is a contemporary fitted Kitchen with a stable door giving access to the garden. There is a spacious Sitting / Dining Room with fireplace, benefitting from a dual aspect to the rear and front gardens.

There are two Double Bedrooms, a 3rd smaller bedroom / study and good size shower room.

OUTSIDE

The property is approached over a private driveway providing ample parking space, flanked by a front lawn. The driveway leads up to the garage. To the side of the house a pedestrian gate affords access from front to rear.

At the rear of the house, leading off the kitchen is a wide paved patio terrace providing space for outside dining and entertaining, overlooking the good- sized garden.



12 Hill Bottom Close, Whitchurch Hill, RG8 7PX

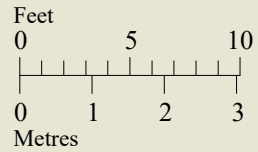
Approximate Gross Internal Area = 84 sq m / 904 sq ft

Garage = 16 sq m / 172 sq ft

Total = 100 sq m / 1076 sq ft



Ground Floor



CREATESPACE DESIGN ref 170

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

Postcode: RG8 7PX

Energy Efficiency Rating: D

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

DIRECTIONS

From our offices turn right and continue up the high street to the crossroads on the railway bridge. Turn right and take the next left and continue along Reading Road towards Crays Pond. Turn right at Crays Pond and take the first left into Hill Bottom, signposted for the Sun Public House. Hill Bottom close is a right turning part way along. Number 12 is found at the far-left end of the close, with the driveway being on the right-hand side approach of the property.

VIEWING

Strictly by appointment through Warmingham & Co

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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