



# MEADOW COURT

HIGH STREET ♦ WHITCHURCH ON THAMES ♦ OXFORDSHIRE

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# MEADOW COURT

HIGH STREET ♦ WHITCHURCH ON THAMES  
♦ OXFORDSHIRE

Pangbourne Shops and Station - ½ mile ♦ Reading - 5 miles

♦ M4 at Theale (J12) - 6 miles ♦ Newbury - 13 miles ♦

Goring on Thames - 4 miles ♦ Henley on Thames - 12 miles

♦ Oxford - 23 miles (Distances approximate)

In a highly regarded village lying at the foot of the Chilterns Escarpment opposite Pangbourne in Berkshire, a period house dating from around 1850 and attached to the rear of a large Georgian Manor House which fronts directly onto the River Thames set in extensive gardens and grounds of approximately 1¼ acres and having direct frontage to the River of about 95 feet with a mooring and slipway.

Privately situated in the central part of this Quintessential English Riverside Village, off the historic high street and easily accessible for the shops, amenities and mainline station for London in Pangbourne on Thames and having outstanding schools in the local area. The M4 & M40 are both within easy reach as are Oxford, Reading & Newbury.

- ♦ Entrance Hall
- ♦ Study
- ♦ Cloaks Lobby with Shower/Cloakroom
- ♦ Conservatory/Garden Room
- ♦ Main Hall
- ♦ 3 Reception Rooms
- ♦ Kitchen

- 
- ♦ 4 Bedrooms
  - ♦ Bathroom
  - ♦ Separate Toilet

- 
- ♦ Slayed Gated Entrance with driveway

- 
- ♦ 1.25 Acres of grounds

- 
- ♦ 95 ft of River Frontage with a mooring and slipway



## SITUATION

Whitchurch on Thames is a picturesque village situated on the South Oxfordshire bank of the River-Thames, opposite Pangbourne in Berkshire, lying at the foot of the Chilterns Escarpment as it meets the Thames Valley, the area designated as being of 'Outstanding Natural Beauty'.

Little changed over the years and without the intrusive development that has marked many villages, Whitchurch retains its tranquil setting by the Thames with numerous riverside and country walks available locally. The stretch of the river between Whitchurch and Streatley is particularly scenic and formed the basis of local author Kenneth Graham's immortal book 'The Wind in the Willows'. The village boasts an interesting history with a wealth of period and character properties reflecting a rich architectural heritage, many Listed as being of 'special architectural and historical merit' especially along the High Street itself which is now a 'Conservation Area'.

There are two village Pubs, the Greyhound and the Ferry Boat, a well-respected primary school, an Art Gallery with works by local artists and a village Cricket Ground supported by an enthusiastic village team.

The larger village of Pangbourne on Thames, within walking distance and connected by a privately owned Toll Bridge over the River from Whitchurch, offers a comprehensive range of shops and amenities including a supermarket, WH Smith, 2 banks, impressive new health centre, library, dentist, eclectic range of restaurants, and bistro Cafés and, importantly, a main line railway station providing fast commuter services to Reading and London (Paddington) in just over the half hour. There are also excellent road communications providing easy access to Reading, Newbury, Oxford, Henley and the M4 Motorway at Theale. In addition to state schools there is a wide selection of private schools in the immediate local area giving ample choice.

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

### PROPERTY DESCRIPTION

The house, which is Listed Grade II, is of sizable proportions with over 3067 sq ft of accommodation and has period high ceilings and sash windows. Now in need of complete renovation and restoration with the potential for replacing the existing single storey wing to create a unique home in a Riverside location.

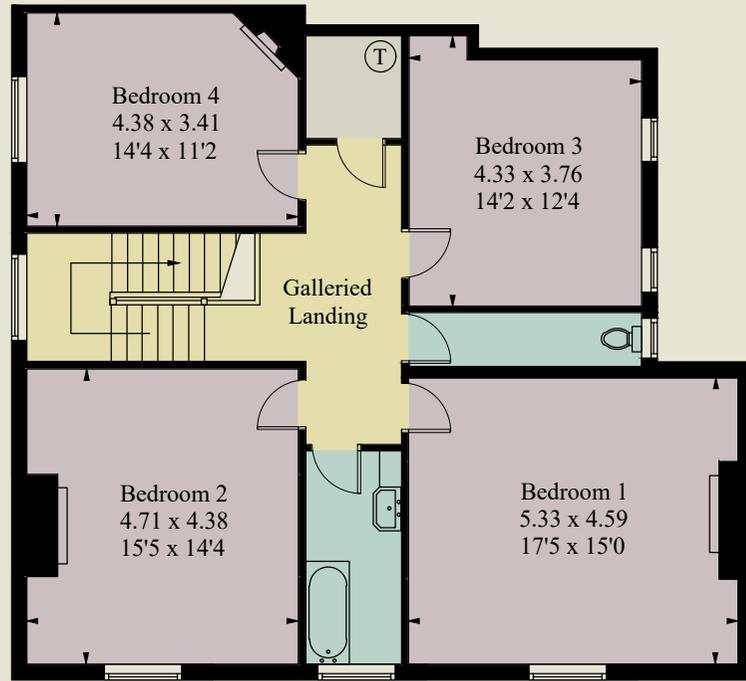
### OUTSIDE

The property has grounds of 1.25 Acres which extend to the side, behind and to the front which then lead to the River Thames with 95 ft of river frontage and slipway. It has a beautiful aspect looking across the River onto fields to the Pangbourne side.

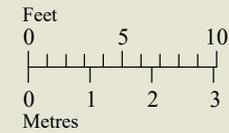


# Meadow Court, High Street, Whitchurch on Thames, Oxfordshire, RG8 7DB

Approximate Gross Internal Area = 285 sq m / 3067 sq ft



First Floor



Ground Floor

CREATESPACE DESIGN ref 510

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



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### GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected. Mains gas is available.

**Flood Zone:** 3

**Council Tax:** G

**Energy Performance Rating:** Exempt

**Postcode:** RG8 7DB

**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. At the railway bridge junction bear right and turn left into Reading Road. Leave the village and on reaching Crays Pond in 2 miles turn right at the crossroads from Whitchurch. On coming down the hill into Whitchurch itself and the High Street, carry on to towards the Toll Bridge and the entrance will be found on the right just before you get to it.

### 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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