



ELSINOR

HILL BOTTOM ♦ WHITCHURCH HILL ♦ SOUTH OXFORDSHIRE



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Pangbourne on Thames & mainline station - 2 miles ♦

Goring on Thames - 3½ miles ♦ Reading - 6 miles ♦ Newbury

- 14 miles ♦ Oxford - 17 miles ♦ Henley on Thames - 11 miles

♦ M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles

(Distances approximate)

Situated on the edge of this popular village on top of the Chilterns escarpment and enjoying scenic surrounding countryside. A detached three-bedroom bungalow of good proportions set in a generous and private garden plot. Beautifully presented throughout and having an advantageous "in and out" drive entrance. The local shops and amenities close by in Woodcote, Goring and Pangbourne.

♦ Gated entrance on either end of the frontage with gravelled connecting forecourt

♦ Double Garage

♦ Reception Hall with a Cloaks Cupboard and an Inner Hall to Bedrooms

♦ Cloakroom

♦ Sitting Room with wall fireplace

♦ Conservatory/Garden Room

♦ Kitchen/Dining room

♦ Enclosed Side Entrance Porch

♦ 3 Bedrooms including the Master with fitted Wardrobes

♦ Family Bathroom/Shower Room

♦ Well laid out landscaped mature gardens with main lawns and a productive vegetable area

♦ Summerhouse

♦ Approx. 0.16 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 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. In Hill Bottom on the Northern edge of the village, is located the well-known Sun Inn, a Brakspear Pub which has a good reputation for food.

At the bottom of the hill is the separate village of Whitchurch on Thames lying opposite the village of Pangbourne.

Whitchurch on Thames also boasts its own very well-regarded Primary School, and the highly rated secondary school, 'Langtree' in Woodcote is in catchment for the village also, and has its own bus route. The local area is also extremely well catered for by a great many wonderful private schools.

Pangbourne on the Berkshire side of the River offers excellent shopping facilities including a supermarket as well as a wide range of amenities including a mainline railway station with frequent commuter services to Reading and London (Paddington well under the hour) and connecting with the Elizabeth Line into central London and the City. There are good road communications particularly for Reading, Henley on Thames, Oxford, Newbury and both the M40 and M4 motorway networks.

PROPERTY DESCRIPTION

Dating from the 1970's, Elsinor is a spacious detached 3 Bedroom Bungalow. The front door opens into a central Reception Hall, off which are the large Sitting Room, with adjoining Conservatory overlooking the beautiful gardens, Cloakroom and Kitchen/ Dining Room. The inner part of the hall leads to three Bedrooms and a family Bathroom. The property has been immaculately maintained and affords generous and flexibly arranged accommodation in a wonderful private setting.

OUTSIDE

Elsinor occupies a particularly special plot of approximately 0.16 of an acre, enjoying complete privacy and simply beautiful open countryside views. A five-bar gate opens into a spacious gravelled forecourt. To one end of the bungalow is an attached double garage. Access can be gained around both sides of the house to the rear.

The South facing garden is truly delightful, with wide paved terrace spanning the rear of the house and providing the perfect location for outside dining and entertaining, enjoying the spectacular views over the garden itself. The garden is mainly laid to lawn and beautifully mature, with a variety of well stocked beds and borders of specimen shrubs plants and trees adding colour and seclusion and a lovely vegetable plot. Towards the bottom is a carefully placed Summer House.

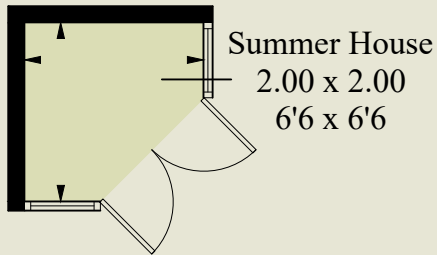


Elsinor, Hill Bottom, Whitchurch Hill, Oxfordshire, RG8 7PU

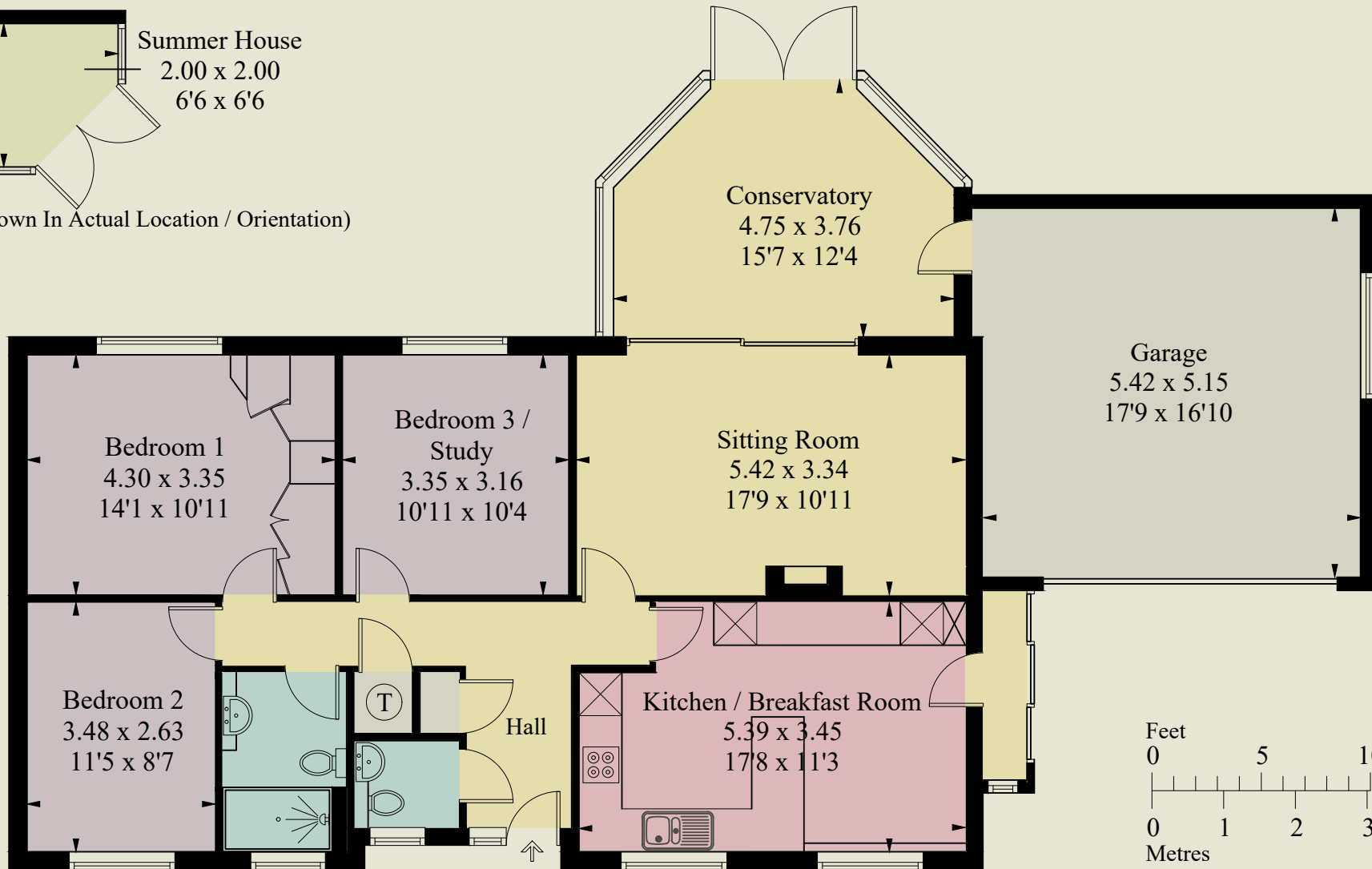
Approximate Gross Internal Area (including Garage) = 136 sq m / 1463 sq ft

Summer House = 3 sq m / 32 sq ft

Total = 139 sq m / 1496 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 312

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



GENERAL INFORMATION

Services: All main's services are connected. Central heating and hot water from gas fired boiler.

Council Tax: E

Energy Performance Rating: 60 | D

Postcode: RG8 7PU

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

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 turn right again and then next left into the Reading Road. Follow this road up the hill and out of the village and on reaching Crays Pond in approx. 2 miles bear right at the crossroads for Whitchurch and Pangbourne. In a further 1 ¼ miles take the turning left into Hill Bottom. Elsinor is found halfway down on the right at the corner of Bridle Road.

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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