



RUSSET COTTAGE

BRIDLE ROAD ♦ WHITCHURCH HILL ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



RUSSET COTTAGE

BRIDLE ROAD ♦ WHITCHURCH HILL ♦ OXFORDSHIRE

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 situated within the very heart of this delightful village, just a short walk to the village park, church, and pub, and but a short drive to the river Thames, shops, restaurants, and mainline railway stations in Pangbourne, affording access to London in under the hour, this delightful Edwardian residence enjoys a most relaxing ambience and outlook, set in mature gardens and grounds of approximately 0.10 of an acre, yielding characterful yet modern and contemporary architecture and design throughout, having been extensively enlarged and modernised, showcasing exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 1,560 sq ft, affording 4 bedrooms, including a master bedroom suite, 2 bathrooms, and 3 reception rooms.

An inspired home, with modern open plan living meeting traditional Edwardian flare, the cottage enjoys a peaceful situation in the most delightful gardens, providing for an exquisite family home.

- ♦ An Exquisite Edwardian Family Residence Extending To Approximately 1,560 Sq Ft Of Striking Architectural Design With Mature Gardens & Grounds Of Approximately 0.10 Of An Acre
- ♦ Spacious Gravelled Driveway
- ♦ Period Covered Entrance Porch
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Coat Cupboard
- ♦ Kitchen / Dining & Family Room With Dual French Doors To Gardens
- ♦ Utility / Room
- ♦ Sitting Room With Fireplace
- ♦ Study
- ♦ Galleried Landing
- ♦ Master Bedroom Suite With En-Suite Shower Room
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ In All Extending To Approximately 1,560 Sq Ft
- ♦ Mature Landscaped Gardens & Grounds Of Approximately 0.10 Of An Acre With Shed / Workshop & Wendy House



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, Mouldsford 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

Russet Cottage is a most delightful yet imposing Edwardian residence, which is privately situated within the quiet heart of the beautiful village of Whitchurch Hill, just a short walk to the village park, church, and pub, and a short drive to the river Thames, extensive shops and restaurants, and mainline railway stations, which provides direct access to London in under the hour.

Externally the property displays proudly its architectural roots associated with the favoured Edwardian era, having traditional kilned red brick elevations with Berkshire Blue brick soldier courses and decorative banding, sitting under a hipped clay tiled roof, with traditional windows, and a period veranda style hipped covered entrance porch.

More recently, the current owners have remodelled the cottage, and extensively enlarging it, and have modernised throughout, successfully blending in architecturally 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 modern and contemporary home which extends to approximately 1,560 sq ft, affording an inspired offering of both traditional living, with that of a rather more contemporary air, boasting 4 bedrooms, 1 being a master bedroom suite, 2 bathrooms, and 3 reception rooms, encapsulating its stunning gardens and grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing is highly recommended.

OUTSIDE

The property has a wide mature hedged frontage to the quiet lane that is Bridle Road, sharing an initially shared gravelled driveway with the adjacent cottage, then opening on to a private spacious driveway and forecourt, hedged on two sides, and with a wide accessway running along the cottage on one side, gated, but with spacious access to the main rear gardens.

A wide and deep stone laid terrace runs across the back of the cottage, with dual French double doors opening out from the spacious main reception room, encouraging inside outside living, and perfect for 'Al Fresco' dining.

The garden is mainly laid to lawn, interspersed with extensive mature planting of shrubs, hedging, trees, and herbaceous borders, providing a most pleasing aspect to be enjoyed throughout.

Off to one side there is a spacious shed / workshop, and a Wendy house adjacent, whilst to the rear of the garden, there is a second terrace, perfect for relaxing on during the late evenings as the sun sets west.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, and truly offer a wonderful lifestyle, which will be evident upon viewing, and in all, extend to approximately 0.10 of an acre.

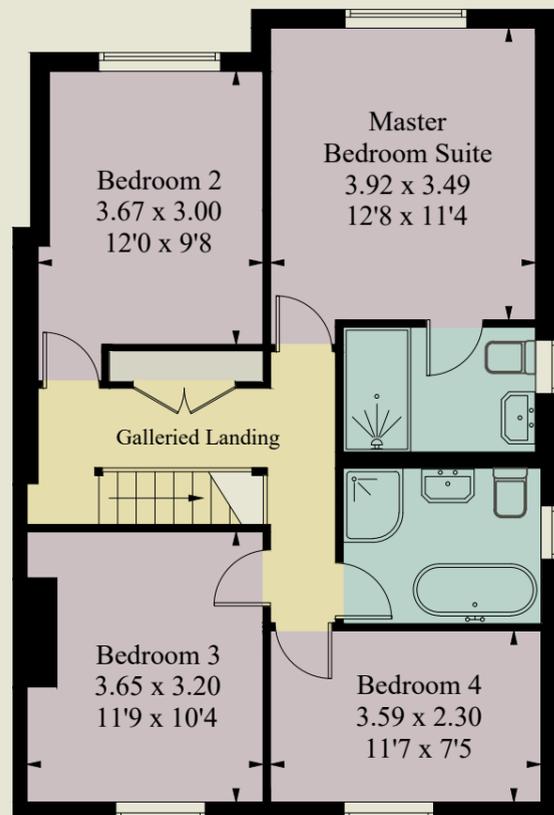
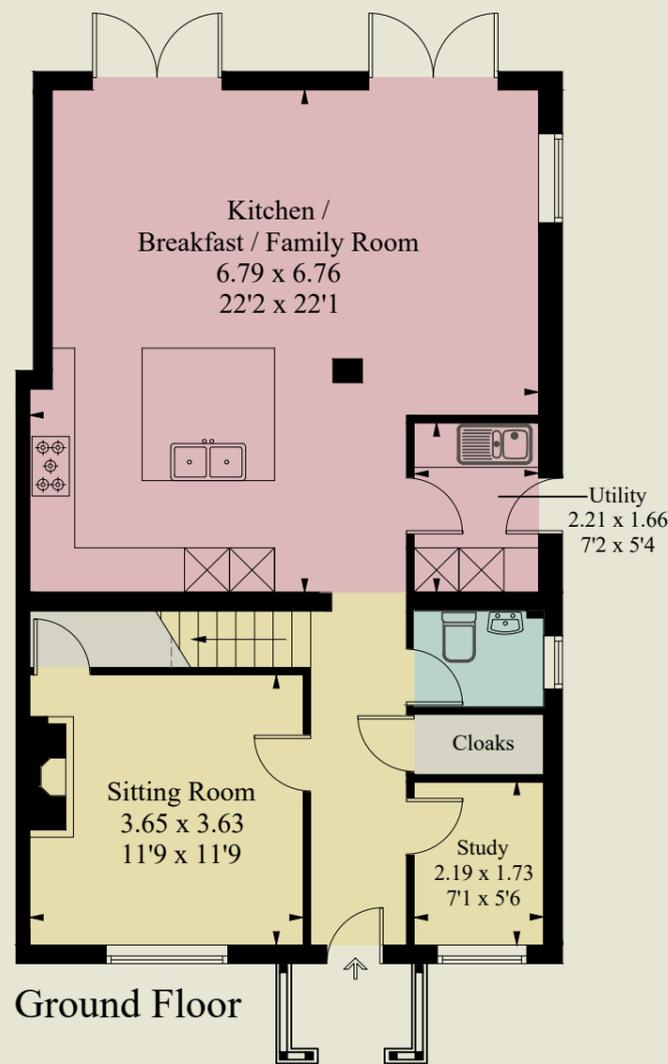
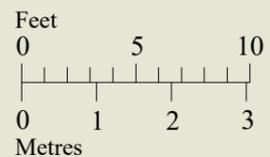






Russet Cottage, Bridle Road, Whitchurch Hill, RG8 7PR

Approximate Gross Internal Area = 145 sq m / 1560 sq ft



CREATESPACE DESIGN ref 151

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 from gas fired boiler.

Postcode: RG8 7PR

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 left again, heading onto the Goring Heath Road. After approximately 400 metres, Bridle Road will be found off on the left, and Russet Cottage is another 100 metres along, 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.



01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

