



# CANBERRA

WHITCHURCH HILL ♦ OXFORDSHIRE

**Warmingham**  
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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)

Overlooking open fields and countryside within this popular hilltop village only 2 miles from Pangbourne on Thames. An individual detached property presented to a high standard and providing versatile 4-bedroom 3 bathroom accommodation of generous proportions totalling approximately 2,658 sq ft.

♦ Large Paved Driveway

♦ Covered Front Porch

♦ Reception Hall

♦ Sitting Room With Log Burner

♦ Cloakroom with Shower

♦ Study/Office

♦ 4th Bedroom (downstairs)

♦ Kitchen With Open Plan Dining Room & Family Area with an integral Garage Door

♦ Utility Room

♦ Landing

♦ Main Bedroom Suite With Wall To Wall Wardrobes and En-Suite Shower

♦ 2 Further Double Bedrooms

♦ Family Bathroom

♦ In all approximately 2,658 sq ft

♦ Integral Garage

♦ Rear Terrace and Lawned Garden

♦ Shed



## 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

Sitting within the southern fringe of this hilltop village, Canberra overlooks open fields to the front and sits on a corner of the quiet cul de sac "Bec Tithe".

Built in 1931 and originating as a double fronted traditional bungalow, the property has seen total renovation over the years having undergone substantial extension and now offering 2 storey generous accommodation, presented to a high standard.

Entrance opens into a wide hallway with hard flooring throughout and stair access. It has a light and airy feel which is a continuing theme of the property. The living room naturally divides into two sitting areas, with the front area offering views and the rear with a log burner for a more intimate feel. At the back of the house is the open plan kitchen/breakfast room overlooking the garden. It is modern in design with quartz worktops and island alongside contrasting coloured units, as well as in-built appliances and a Quooker instant hot tap. There are french doors leading to the garden as well as a side door providing access. The area opens up for dining and a family area at the rear with an integral door to the garage. The downstairs accommodation offers flexible living with 2 further rooms, one being used as the fourth bedroom and the other as an office/study. There is also a cloakroom with a shower. Upstairs there are 3 double bedrooms, the main bedroom with an ensuite shower and wall to wall wardrobes and there is a family bathroom. A wonderful family home with flexible accommodation. An early viewing is advised.

## OUTSIDE

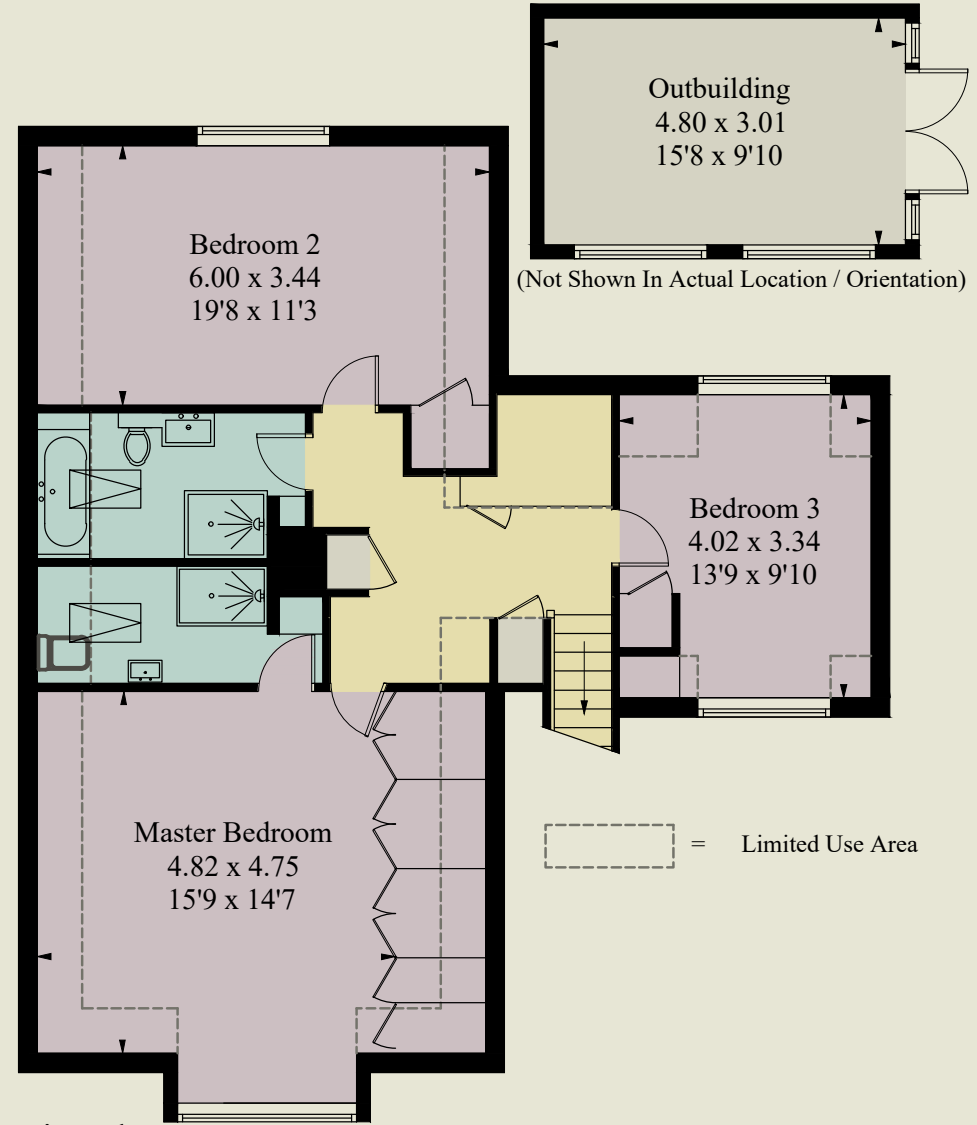
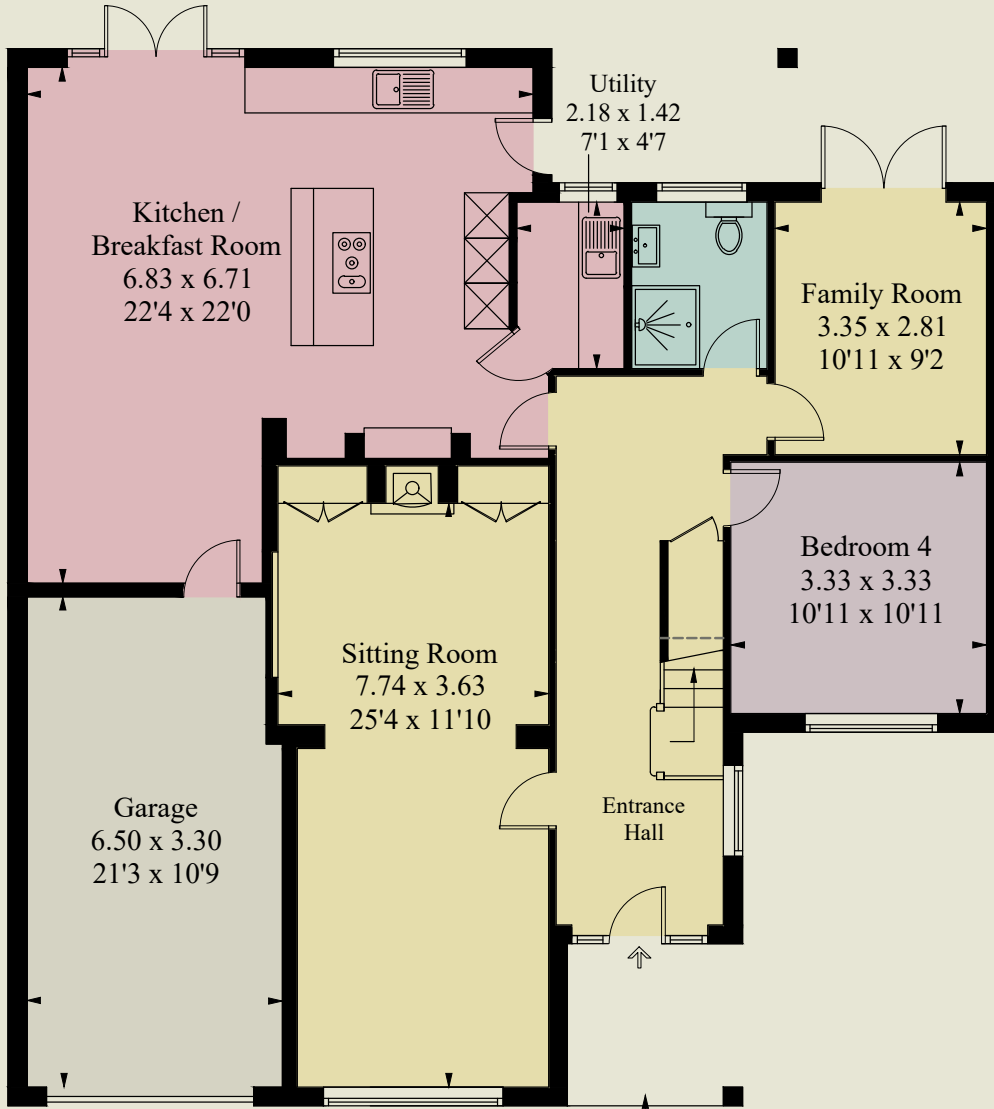
The property has a spacious paved drive giving access to the integral garage and there is parking for several cars. There is a lovely raised landscaped area with bountiful borders and the front enjoys an open aspect across to the fields and countryside. The integral Garage has power, and ample space for appliances in the rear area.

The rear garden has a lovely paved terrace which runs the entire width of the property, perfect for al fresco dining. The remainder garden is laid to lawn and there is a large shed for outside storage. The garden is part bricked and fenced all round.



# Canberra, Goring Heath Road, Whitchurch Hill, Oxfordshire, RG8 7PQ

Approximate Gross Internal Area (including Garage) = 215 sq m / 2315 sq ft  
Limited Use Area = 18 sq m / 193 sq ft    Outbuilding = 14 sq m / 150 sq ft  
Total = 247 sq m / 2658 sq ft



CREATESPACE DESIGN ref 384

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:** D

**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 'Canberra' will be found on the right hand side just beyond the entrance into Bec Tithe. Fields and countryside on the left 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.



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